THE SEAL OF THE JT. SUB REGISTRAR (CLASS-II) HAVELI NO. 1 PUNE

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CHALLAN
MTR Form Number-6

GRN MH007702999202324E	BARCODE	Date 05/09/2023-17:11:06	Form ID 30

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AVIPS9445E
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	S no 133 H No 3b
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	204000.00	Road/Street	Waraje
0030063301 Registration Fee	30000.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 5 8
		Remarks (If Any)	PAN2=AAIPT8675Q~SecondPartyName=Arjun Tukaram Tarunde~
Total	2,34,000.00	Amount In Words	Two Lakh Thirty Four Thousand Rupees Only

234000.00

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023090538889	IK0CKYRTU5
Cheque/DD No.		Bank Date	RBI Date	05/09/2023-17:24:12	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.

Mobile No. : 8446466246

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-9-17236	0004028245202324	06/09/2023-11:51:46	IGR016	30000.00
2	(iS)-9-17236	0004028245202324	06/09/2023-11:51:46	IGR016	204000.00
			Total Defacement Amount		2,34,000.00

Print Date 06-09-2023 11:52:53

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MTR Form Number-6

GRN	MH007722649202324E	BARCODE		Date	06/09/2023-10:50:46	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)	AVIPS9445E
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	S No 133 H No 3b
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	1500.00	Road/Street	Waraje
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 5
		Remarks (If Any)	PAN2=AAIPT8675Q~SecondPartyName=Arjun Tukaram Tagunde~
Total	1,500.00	Amount In Words	One Thousand Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023090648660	IK0CKZACE6
Cheque/DD No.		Bank Date	RBI Date	06/09/2023-10:24:52	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 :

Mobile No. : 8446466246

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

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-9-17236	0004028254202324	06/09/2023-11:51:53	IGR016	1500.00
			Total Defacement Amount		1,500.00

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0923055815191	Receipt Date	06/09/2023

Received from Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan , Mobile number 8446466246, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 17236 dated 06/09/2023 at the Sub Registrar office Joint S.R. Haveli 9 of the District Pune.

DEFACED
₹ 500
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	05/09/2023
Bank CIN	10004152023090514438	REF No.	IGAQDFYWA3
Deface No	0923055815191D	Deface Date	06/09/2023

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

THE SUB REGISTRAR (CL.II) HAVELI NO.IX,PUNE

THE SUB REGISTRAR (CL.II) HAVELI NO.IX,PUNE

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CHALLAN
MTR Form Number-6

GRN MH007702999202324E	BARCODE	Date 05/09/2023-17:11:06	Form ID 36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AVIPS9445E
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	S no 133 H No 3b

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	204000.00
0030063301	Registration Fee	30000.00
Total		2,34,000.00

Road/Street	Waraje		
Area/Locality Town/City/District	Pune		
PIN		4 1 1 0 5 8	
Remarks (If Any)	PAN2=AAIPT8675Q~SecondPartyName=Arjun Tukaram Tagunde~		
Amount In Words	Two Lakh Thirty Four Thousand Rupees Only		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023090538889	IK0CKYRTU5
Cheque/DD No.		Bank Date	RBI Date	05/09/2023-17:24:12	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 : Mobile No. : 8446466246

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 लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE JT. SUB REGISTRAR (CL-II) HAVELI NO.X PUNE

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Print Date 05-09-2023 05:12:46

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0923055815191	Date	05/09/2023
Received from Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan , Mobile number 8446466246, an amount of Rs.500/-, 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	SBIN	Date	05/09/2023
Bank CIN	10004152023090514438	REF No.	IGAQDFYWA3
This is computer generated receipt, hence no signature is required.			

THE SUB REGISTRAR (CL.II) HAVELI NO.1 PUNE

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0923065105137	Date	06/09/2023
Received from Silver Spring Charitable Foundation , Mobile number 8446466246, an amount of Rs.160/-, 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	SBIN	Date	06/09/2023
Bank CIN	10004152023090604769	REF No.	IGAQDIBNN8
This is computer generated receipt, hence no signature is required.			

CHALLAN
MTR Form Number-6

GRN MH007722649202324E	BARCODE	Date 06/09/2023-10:50:46	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)	AVIPS9445E
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	S No 133 H No 3b

Account Head Details	Amount In Rs.
0030046401 Sale of NonJudicial Stamp	1500.00
Total	1,500.00

Road/Street	Waraje
Area/Locality Town/City/District	Pune
PIN	4 1 1 0 5 8
Remarks (If Any)	PAN2=AAIPT8675Q~SecondPartyName=Arjun Tukaram Tagunde~
Amount In Words	One Thousand Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00040572023090648660 / IK0CKZAGE6
Cheque/DD No.		Bank Date / RBI Date	06/09/2023-10:24:52 / 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 : Mobile No. : 8446466246

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF THE JT. SUB REGISTRAR (CLII) HAVELI NO. 1 PUNE

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Print Date 06-09-2023 10:52:01

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DEED OF LEASE

THIS DEED OF LEASE is made at Pune on this 6th day of September, in the year Two Thousand and Twenty Three

BETWEEN

Mr. Arjun Tukaram Tagunde, Age: 74 years, Occupation: Business, PAN No. AAIPT8675Q, Aadhaar No. 7011 9454 5051, Residing at: HouseNo. 822/A/3, Ganpati Matha, Survey No. 43, NDA Road, Warje Malwadi, Pune 411058; hereinafter referred to as **"the Lessor"**, (which expression shall, unless repugnant to the context and meaning thereof include his heirs, executors, successors, administrators and assigns) of the ONE PART

AND

Silver Spring Charitable Foundation, a public charitable trust duly registered under the provisions of the Maharashtra Public Trust Act, 1950 bearing Registration No. F 19585 (Pune), PAN No. AACAS3580N, having its address at: Plot No. 13, Survey No. 79, Surajnagar, Paud Road, Kothrud, Pune 411029 through the hands of one of its Trustee **Dr. Mrs. Parimala Subramaniyan,** Age: 73 years, Occupation: Profession, PAN No. AVIPS9445E, Aadhaar No. 6565 2632 6766, Residing at: Survey No.13/3/2, Satyamev Housing Society, NDA Pashan Road, Pashan, Pune 411021 (duly authorized to execute these presents vide Resolution passed by the Trustees in its meeting held on 23/05/2023); hereinafter called **"the Lessee"**, (which expression shall, unless be repugnant to the context and meaning thereof include its successor or successors and permitted assigns) of the OTHER PART.

Lessor and the Lessee are hereinafter collectively referred to as "Parties" and individually a "Party".

1. **Definitions:**

For the purposes of this Agreement, in addition to the terms defined below and in the remaining part of the Agreement the following terms shall have the respective meanings set forth hereunder, unless repugnant to the subject or context thereof.

(i) **Agreement" or "this Agreement"** means this Agreement or Deed of Lease and shall include all modifications, alterations, additions or

deletions thereto made in writing upon mutual consent of the Parties hereafter;

(ii) **"Commencement Date"** of the Lease term shall mean the date on and from which the Lessor hands over the physical possession of the Demised Premises to the Lessee i.e. on 6th September, 2023.

(iii) **"Date of payment of Rent"** shall mean 10th day of each English Calendar month and the same shall be paid from the Commencement Date.

(iv) **"Lease Term"** shall mean a period of 29 (twenty nine) years from the Commencement Date.

(v) **"Lease Rentals"** shall mean the rent agreed to be paid by the Lessee to theLessor for the entire Lease Term as stipulated in Clause 3.

(vi) **"Parties"** shall mean the parties to this agreement and "Party" shall mean any

of them individually, as the context may require.

2. Certain Rules of Interpretation:

In this Agreement;

i. The descriptive headings of Articles and Sections are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of the content thereof and shall not be used to interpret the provisions of this Agreement;

ii. Unless the context otherwise requires, (i) the use of the singular shall include the plural and vice-versa; and (ii) the use of the masculine shall include the feminine and vice-versa;

iii. The headings/ subheadings/ titles/ subtitles to Clauses, sub-clauses and paragraphs are for information only, shall not form part of the operative provisions of this Agreement and shall be ignored in construing the same.

iv. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have corresponding meanings.

v. References to the Agreement shall mean and include an appropriate reference to the schedule/s and annexure/s hereto.

vi. References to the recitals, clauses, schedules and annexure/s shall be references to the recitals, clauses, schedules and annexure/s of this Agreement.

vii. Any reference to the word **"writing"** shall include e-mails, telefax, printing, typing, lithography and other means of reproducing words in permanent visible form.

THE SUB REGISTRAR (CL.III) HAVELI NO.IX PUNE

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WHEREAS

A. The Lessor is absolutely seized and possessed or otherwise well and sufficiently entitled to Premises on the First and Second floor admeasuring about 120.22 square meters along with Balcony admeasuring 26.52 square meters as shown in hatched lines on the plan annexed hereto as Annexure **"A"** in the Building (hereinafter referred to as the **"Demised Premises"**) constructed and standing on all that piece and parcel of land bearing Survey No. 133 Hissa No. 3B/1B/1/6 admeasuring 2.25 Ares at village Warje, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction of the SubRegistrar Haveli Nos. 1 to 27, Pune and the Demised Premises are more particularly described in the First Schedule hereunder written; and

B. The Lessee, is a charitable trust and are running a School. The Lessee is desirous of taking the Demised Premises on lease for its activities including running a school and related office administrative work; and

C. The Lessor, at the request of the Lessee and relying upon the statements and representations made and undertakings given hereunder by the Lessee, has agreed to grant unto the Lessee and the Lessee has agreed to take from Lessor the Demised Premises on lease for a term 29 (twenty nine) years commencing from 6th September, 2023 for the consideration and on terms and conditions herein contained; and

D. The Parties hereto are desirous of recording the terms and conditions as agreed between them in the manner hereinafter mentioned.

NOW THIS DEED WITNESSETH and the Parties hereby agree by and between them as follows:

(I) In consideration of the rent hereby reserved and to be paid by the Lessee and the covenants, conditions and stipulations hereinafter contained and to be observed and performed by the Lessee, Lessor hereby demises unto the Lessee the Demised Premises shown in hatched lines on the plan annexed hereto as Annexure **"A"** and more particularly described in the First Schedule hereunder written for a fixed period of 29 (twenty nine) years commencing from the Commencement Date being 6th September,

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2023 and expiring on 5th September, 2052 by efflux of time at the monthly rent as specified in clause 3 herein below.

(2) In consideration of the Lease granted herein, the Lessee shall pay lease rent of **Rs. 4,00,000/- (Rupees Four Lakhs only)** per month in advance to the Lessor (hereinafter referred to as the "**Rent**"). The said Rent shall be paid on or before the 10th day of each month in advance. The lease rent shall stand increased by 10% (ten percent) every year. The said Rent Amount of 4 Months is paid in advance is as follows: (i) Rs. 4,00,000/- to be deposited on 30/12/2023 the postdated cheque No. 222323 dated 30/12/2023 drawn on Union bank of India, Warje Malwadi Branch and (ii) Rs. 4,00,000/- to be deposited on 30/12/2023 the postdated cheque No. 222324 dated 30/12/2023 drawn on Union bank of India, Warje Malwadi Branch (iii) Rs. 4,00,000/- to be deposited on 30/12/2023 the postdated cheque No. 222325 dated 30/12/2023 drawn on Union bank of India, Warje Malwadi Branch (iv) Rs. 4,00,000/- to be deposited on 30/12/2023 the postdated cheque No. 222326 dated 30/12/2023 drawn on Union bank of India, Warje Malwadi Branch has been handed over by the Lessee to the Lessor on the execution hereof. GST if payable shall be paid separately by the Lessee. The Lessee shall be entitled to deduct the TDS (tax deducted at source) as per the provisions of the Income Tax Act, 1961 and shall furnish to the Lessor the TDS Certificate within the prescribed time.

(3) The Lessee shall deposit with the Lessor for the due observance and performance of the terms and conditions of this Indenture of Lease a sum of **Rs. 50,00,000/- (Rupees Fifty Lakhs only)** (hereinafter referred to as "**the said Security Deposit**") as an interest free refundable security deposit. The said Security Deposit shall be deposited as follows: (i) Rs. 2,00,000/- deposited on the execution hereof vide Cheque No.222321 dated 06/09/2023 drawn on Union bank of India, Warje Malwadi Branch and (ii) Rs. 48,00,000/- to be deposited on 30/12/2023 the post dated cheque No. 222322 dated 30/12/2023 drawn on Union bank of India, Warje Malwadi Branch has been handed over by the Lessee to the Lessor on the execution hereof. The said Security Deposit shall be maintained throughout the Lease Term.

(4) The Lessee hereby covenants that:

a) The Lessor have provided in the Demised Premises electricity

connection . It shall be the responsibility of the Lessee to apply and obtain additional load or electricity connection and in this respect and shall comply with all the legalities and formalities (including but not limited to the deposit to be madefor obtaining the electricity connection) including bearing all the related costs and expenses for getting this connection. The Lessee shall, during the term of the lease hereunder, pay directly to the concerned authorities the electricity charges in accordance with the MSEDCL bill to the electricity service provider for the electricity consumed in the Demised Premiseson or before its respective due dates.

b) It shall be responsible for and obtain its own connections, for its telecommunication, telephones data and other utility costs and shall keep the Lessor indemnified against payment for such usages;

c) The Lessee shall also during the subsistence of the lease hereunder, directly and punctually before its due dates pay (i) the telephone bills for the telephone/s installed or to be installed, (ii) internet service provider for the internet connection to be obtained and (iii) any other facility, service(s) and/or utility charges which may be payable for the obtaining such facility, service(s) and/or utility in the said Demised Premises.

d) If the Lessee fails to pay any electricity charges, facility, service(s) and/or utility costs /charges within the time aforesaid, the Lessor shall have a right (but not the obligation) to pay the same at its own discretion and the said payment made shall be recovered by the Lessor from the Lessee either by deducting/ adjusting from the Security Deposit. The Lessorbefore such deduction from the Security Deposit shall intimatethe Lessee in writing for such defaults committed in respect ofelectricity charges, facility, service(s) and/or utility costs /charges etc. It shall, within 7 (seven) days of the Lessor's written notice calling upon the Lessee to deposit such amount/s as are deducted by the Lessor from the Security Deposit for the payment of unpaid costs, charges and dues etc.payable by the Lessee on account of electricity and other

utility costs, charges and dues in the Demised Premises deposit such amounts so that Security Deposit would be maintained always during the Lease Term. The Lessee shall be bound to pay interest at the rate of 18% per annum on such unpaid sums from the date the Lessee is called upon to pay till said sums are paid together with interest.

e) It shall, within 7 (seven) days of the Lessor's written notice calling upon the Lessee to deposit such amount/s as are deducted/adjusted by the Lessor from the Security Deposit for the payment of the Rent, deposit such amounts so that Security Deposit would be maintained always during the Lease Term.

f) It shall be the responsibility of the Lessee at its own cost to obtain all licenses and permissions required from various statutory authorities, government / municipal bodies and to comply with all applicable laws and regulations for running its business from the Demised Premises. It is clarified that the Lessor has no liability or responsibility whatsoever in that behalf including for any prosecution or ancillary act or penalty whatsoever and the Lessee doth hereby indemnify and keep indemnified, harmless and defended the Lessor forever in that behalf.

g) It shall alone be liable for all its business expenses and statutory liabilities including goods and service tax, income tax, etc. and any other costs, charges, expenses, duties and levies that may be applicable to its business as per the relevantprovisions of law for the time being in force and the Lessor has absolutely no liability whatsoever in these regards and further the Lessee does hereby indemnify, keep indemnified, harmless and defended the Lessor forever in that behalf.

h) It shall observe and comply with all relevant laws in force with regard to the business to be carried out by the Lessee from the Demised Premises and it is agreed that the Lessor hasno liability or responsibility whatsoever in that behalfincluding for any prosecution or ancillary act or penalty whatsoever and the Lessee doth hereby indemnify and keep indemnified, harmless and defended the Lessor forever in that

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behalf.

i) It shall not undertake/ do any work that requires modification, alteration, amendment of the Demised Premises and/or of any structure/s thereon including alteration / modification of columns, chasing of the beams or roof slab, which in any manner howsoever threatens the integrity of the said Building/Demised Premises. Any such act by the Lessee shall be construed as a material breach of this Indenture of Lease and the Lessor shall be entitled to terminate this Lease with immediate effect and claim from the Lessee, Rent for the balance unexpired Lock-in Period as well as claim compensation for repairs to the Demised Premises to restore it to its original condition in which it was received by the Lessee. In such termination, the Lessor shall return the Security Deposit, after deducting there from such amounts as would be required by the Lessor (i) to repair and bring the Demised Premises to the same condition in which it was received bythe Lessee, (ii) unpaid monthly Rent and (iii) other utility charges if pending. Notwithstanding anything to the contrary the Lessee shall be entitled to remove the walls in the DemisedPremises as the Lessee shall also be taking adjacent shops for its business.

j) It shall not do anything whereby any policy of insurance in relation to the property of the Lessor (including the Demised Premises) taken out by the Lessor may become void or voidable or whereby the rate of premium thereon or any part of its property (including the Demised Premises) may be increased.

k) It shall not place or keep or permit to be placed or kept on the Demised Premises/said Building any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the Demised Premises/said Building or surrounding premises or the owners or occupiers thereof.

l) It shall be responsible for garbage disposal and cleanliness of the area around the Demised Premises/said Building.

m) It shall not induct any third party or create any third party

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interest of any nature whatsoever in the Demised Premises or any part thereof and shall not transfer or assign the benefit of this Lease to any third party or person.

n) It shall permit the Lessor and/or their servants, employees or agents duly authorized by them in writing to enter into and upon the Demised Premises during office hours for viewing/inspecting the condition of the Demised Premises, provided that the Lesssor gives two (2) days' prior notice in writing, however in case of emergency the Lessor shall have a right to enter into the Demised Premises without any notice to the Lessee; provided always that the Lessor shall in such an event inform the Lessee or its men, servants, agents, officers, etc. present in the Demised Premises of such eventuality immediately at the time of conducting the inspection/ or entering the Demised Premises during emergency circumstances in such a manner so as to ensure that at least one officer/ representative of the Lessee is present at the time of the inspection or immediately after the inspection commences.

o) It shall keep and maintain the Demised Premises and its interiors in good and tenantable repair and condition and do and execute or cause to be done and executed all minor repairsthat shall or may from time to time be necessary or required tobe done thereto.

p) It shall not do or permit to be done any act or thing whereby the Lessor may become liable to any prosecution, legal or other action or to payment of fine or penalty and to keep the Lessor duly indemnified against the same.

q) It shall not use or / allow or permit to be used the Demised Premises or any part thereof for any illegal and immoral purposes which are prohibited by any laws, rules or regulations.

r) It shall not use or/ allow or permit to be used the Demised Premises or any part thereof for such purposes that are not agreed upon hereunder and/or any illegal and immoralpurposes which are prohibited by any laws, rules or regulations and shall not cause or permit or suffer thereon or

any part thereof anything which may be or become a nuisance or annoyance or cause damage to the Lessor and/or occupants of neighbouring premises.

s) It shall employ its own personnel, contractors and agents for its business at its own cost and shall pay their remuneration when due and be responsible for their safety for which the Lessor will not be liable in any manner.

t) It shall not make any claim against the Lessor and shall keep the Lessor indemnified against any loss or damage to the Lessee's furniture, fixture, fittings, equipments, machines, etc., lying in the Demised Premises or relating to any injury to officers, staff, servants and agents of the Lessee or to any person or persons visiting the Lessee at the Demised Premises whether through leakage of electric current or gas or fire or accident by any cause whatsoever in the Demised Premises or any part thereof or collapse of the Demised Premises (save and except any construction defect) or any part thereof by natural reasons or reasons beyond the Lessor's control.

u) It shall deliver and hand over the vacant peaceful possession of the Demised Premises at the end or the sooner determination of the term of this Lease in as good condition asreceived, fair wear and tear, being accepted; and All additions and alterations, which are of a permanent nature, shall, on the Lessee vacating the Demised Premises, vest with the Lessor. All changes made by the Lessee of the nature of tiling work, false ceiling work, fixed furniture work, ducting work and the likes will be deemed to be permanent in nature. It is clarified that in the event any additions and alterations are done by Lessee without the prior written consent of Lessor, Lessee shall restore the Demised Premises in the original condition in which it was received by it.

(5) It is agreed that at no point of time would the Lessee be entitled to advise/request/direct Lessor to adjust the Rent or any other amounts payable under these presents from the Security Deposit and if any adjustment is done it would be done entirely at Lessor's sole discretion.

(6) The Lessor doth hereby declare that it has full right and absolute

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authority and power to grant this Lease unto Lessee in the manner herein provided.

(7) The Lessor doth hereby covenants that on paying the monthly Rent and other amounts payable under this Indenture of Lease and observing and performing all the covenants and stipulations herein contained, the Lessee shall hold and enjoy the Demised Premises during the Lease term without any interruption, eviction or disturbance by Lessor or any person or persons claiming from, under or in trust for them. The Lessee shall be free to observe its own working hours and holidays during the term of this Lease in accordance with the laws, rules and regulations of the aforesaidauthorities.

(8) It is hereby agreed that Lessor shall pay and discharge all existing property and future taxes, cesses, dues, duties and impositions of every nature in respect of the Demised Premises.

(9) The Lessor hereby agrees that during the entire term of the lease, the Lessor shall be liable to carry out all major structural repairs and structural maintenance of the Demised Premises (save and except due to any fault or any negligence or any act by the Lessee or its men, servants and/or agents) and the Lessor agrees to keep the Lessee indemnified against the consequences of defaults by the Lessor in this behalf.

(10) The Lessee shall not make structural modifications, additions and/or alterations in the Demised Premises. In the event, the Lessee proposes to make any such additions and alterations in the Demised Premises, the Lessor may, in its sole discretion, upon being requested for the grant of such permission to the Lessee, refuse the same without assigning any reason whatsoever. It is clarified that if the Lessor does grant such permission, it would be the responsibility of the Lessee to take the requisite prior permissions/approvals etc. from the local authorities to carry out such structural modifications, additions and/or alterations at the Lessee's cost entirely and the Lessee shall keep the Lessor duly indemnifiedagainst any prosecution, legal or other action or against payment of fine or penalty in respect of the aforesaid including any third partyclaim.

(11) The Lessee shall be entitled to do all civil changes in the Demised Premises (save and except structural changes) as required for carrying on its business. The Lessee is entitled to carry out interior work of the nature of

tiling work, false ceiling work, furniture work, ducting work, airconditioning units, generator systems etc. at its own cost and expenses and the Lessee is entitled to take away the same while vacating the Demised Premises.

(12) It is hereby mutually agreed between Lessor and the Lessee as follows:

a) In the event of the Demised Premises or any part thereof at any time during the Lease Term is materially damaged or destroyed by earthquake, flood, tempest, fire, war, air-raid, civil commotion, mob violence, riot or any irresistible force or other acts of God ("Force Majeure") so as to render the Demised Premises or any part thereof completely unfit for the purpose for which it was let, then the Lessee shall not be bound or liable to pay the Rent for the Demised Premises or part thereof, as the case may be, to the Lessor for such time as the Force Majeure event shall continue against the Lessee by the Lessor. It is clarified that in the event, only a part of Demised Premises is materially damaged or destroyed by Force Majeure during the term of this Indenture of Lease so as to render such part completely unfit for the purpose for which it was let and the remaining part of the Demised Premises is fit for the use of the Lessee and the Lessee chooses to use the same, then the Lessee shall be bound or liable to pay the proportionate Rent to the Lessor for such part as is fit for its use. *Provided however* that in such event of Force Majeure, the Lessee shall give to the Lessor a period of 90 days from the date of such event to restore / rehabilitate the Demised Premises or part thereof to its former state or condition. In the event, the Lessor is unable to restore / rehabilitate the Demised Premises or part thereof, the Lessee shall be entitled to terminatethis Lease. The Lessor shall, if the Lessee is not occupying any part of Demised Premises, within a period of 30 days from the expiry of 90 days period as specified hereinabove to enable the Lessor to restore/ rehabilitate the Demised Premises, refund the Security Deposit after deducting arrears including Rent, if any. Provided further that on the happening of any of the ForceMajeure events as indicated above, the Lessee shall not be entitled to claim any compensation, loss or damage in any manner whatsoever from the Lessor. It is specifically agreed

THE SEAL OF THE JT. SUB REGISTRAR (C.R.) BARASAT NORTH 24 PGS

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that non use of the Demised Premises due to Pandemic shall not be a force majeure condition.

b) The Lessee shall not claim compensation or relief of any kind or part thereof or share therein in the event of the acquisition or requisition of the Demised Premises or any part thereof by the Government or the Municipality or any other Public or Local Authority and upon any such acquisition or requisition, thisLease shall stand terminated or determined and Lessee shall not claim any compensation or make any claim of any kind or nature whatsoever against the Lessor for such termination or determination.

c) It is agreed that if the monthly Rent or any part thereof and/or any amounts payable under this Indenture of Lease remain outstanding for a period of 15 (fifteen) days from the due date, the Lessee shall be liable to pay such arrears together withinterest thereon @ 15% p.a. from the due date till the date of payment. It is further agreed that if such arrears remains outstanding beyond 15 days from the due date then, after giving a notice of 7 (seven) days, the Lessor shall be at liberty to terminate this Lease. Upon termination or early determination in the manner envisaged herein, it shall be lawful for Lessor or anyperson or persons duly authorized by it in that behalf, to enter and occupy the Demised Premises and prevent the Lessee/ Sub- lessee/ Licensee, as the case may be and its employees and servants from entering the Demised Premises/said Building.

d) It is further agreed that if Lessee shall commit breach of its covenants conditions or stipulations contained in these presents and/or omit to perform or observe the same for a period of 15 days from the date of the notice in writing by the Lessor specifying the breach of any covenant, condition or stipulation to be complied with, then the Lessor shall be at liberty to terminate this Lease without any further notice whatsoever.

e) Notwithstanding anything contained anywhere else in these presents, either party shall be entitled to terminate this Indenture

THE SEAL OF THE JT. SUB REGISTRAR

of Lease by giving 30 (thirty) days notice in writing without assigning any reasons to the other.

f) The Security Deposit referred to above shall remain with the Lessor as Security Deposit without any interest, and subject to deductions therefrom of amounts due and/or payable by the Lessee on account of Rent and/or any other amounts remaining unpaid by the Lessee in respect of the Demised Premises, shall be refunded to the Lessee by the Lessor, simultaneously at the time of the Lessee handing over peaceful possession of the Demised Premises to the Lessor either upon expiry or earlydetermination, termination or cancellation of this Lease and on the Lessee removing itself, its officers, staff, servants and agents from entering upon the Demised Premises and removing itsbelongings from the Demised Premises failing which the Lessor shall be entitled in preventing the Lessee and its officers, staff, servants and agents from entering upon the Demised Premises and shall be further entitled to remove files, papers, equipments of the Lessee from the Demised Premises at the costs and risk ofthe Lessee and which permission and authority the Lessee hereby grants.

g) If the Lessee delays or fails to handover vacant and peaceful possession of the Demised Premises on the expiry or sooner determination of the Lease and Lessor is willing to refund the entire Security Deposit to the Lessee less any outstanding monthly Rent and any other amounts payable under these presents due by the Lessee, the Lessee will be considered a defaulter and trespasser and be liable to pay an additional compensation to the extent of twice the monthly rent over and above the last paid monthly Rent till such time the Lessee is in use of the Demised Premises. The Lessor shall have the right to re-enter the Demised Premises without having to seek recourse to any legal proceedings and to prevent the Lessee and their employees from using and / or occupying the Demised Premises.

h) However, in the event of the Lessor failing to refund the Security Deposit to the Lessee less any outstanding monthly

Rent and any other amounts payable under these presents due by the Lessee, even when the Lessee had offered the possession of Demised Premises against receipt of Security Deposit on the expiry or sooner determination of the Lease, the Lessee shall be entitled to continue to use and occupy the said Demised Premises without payment of any Rent or compensation or damages or rates, taxes / or non- occupancy charges or any amount whatsoever to the Lessor until such time the Lessor refunds the aforesaid Security Deposit to the Lessee less any outstanding monthly Rent and any other amounts payable under these presents due by the Lessee with interest thereon calculatedat the rate of 15% per annum from the date on which the Lessee was willing to vacate and give charge of the said Demised Premises to the Lessor on the expiry or sooner determination of the Lease until payment. Such overstay by the Lessee in the saidDemised Premises shall not constitute a default by the Lessee under these presents.

(13) The Lessee shall take out and maintain adequate and satisfactory insurance coverage at its costs and expenses with respect to all the computer peripherals, equipments fixtures, fittings and installations, etcbelonging to it in the Demised Premises.

(14) The Lessor shall have the right to assign / transfer the Demised Premises to any other third party without prejudicially affecting the rights and obligations of the Lessee under this Indenture of Lease and shall ensure that all the future mortgage/s, charge/s or other encumbrance/s over the Demised Premises shall always be subject to the Lessee's various rights as stated herein. However the Lessor shall intimate to the Lessee of such assignment/ transfer within a period of 30 (thirty) days from the date of such transfer/ assignment.

(15) The Lessee shall have a right to use the staircase in the building leading from the ground floor to the Demised Premises for themselves, their visitors, employees, etc.

(16) The stamp duty and all other expenses in respect of this Indenture of Lease and any increases thereon for any reason whatsoever shall be borne and paid by Lessee.

दुय्यम - १

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(17) It is hereby agreed by and between the parties hereto that for the enforcement of the rights of one party against the other under this Agreement, the courts of Pune alone shall have jurisdiction.

(18) The marginal notes and the catch lines hereto are meant only for convenience of references and shall not in any way be taken into account in the interpretation of these presents. The Recitals contained hereinabove shall form an integral part of the operative portion of this Indenture of Lease as if the same are set out herein verbatim.

(19) All notices or other communications required or permitted to be given under this Agreement shall be in writing in the English language and (as selected by the Party giving such notice) shall be properly given (i) if remitted personally to a duly authorised representative of the receiving Party, or (ii) if sent by e-mail or any other electronic mode of communication. Any Notice sent in writing by the Lessor to the Lessee at the Demised Premises shall be considered as notice properly served on the Lessee.

(20) The Parties agree that their respective rights and obligations in relation to the Transaction shall be interpreted, acted upon and governed in accordance with the terms and conditions of this Agreement.

(21) So long as it is consistent with applicable Laws, in the event of any ambiguity or inconsistency between this Agreement and any other document such ambiguity/ inconsistency will be removed (and the Parties will so endeavour) to the extent permissible, by carrying out necessary modifications to the relevant documents to ensure that the same are in conformity with the provisions of this Agreement.

(22) This Indenture of Lease shall be retained by the Lessor and a notarised copy ofthe same shall be handed over to the Lessee.

THE SEAL OF THE JT. SUB REGISTRAR (CLII) HAVELI NO. 2 PUNE

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SCHEDULE २०२३

(Description of the Demised Premises)

Premises on the First and Second floor admeasuring about 120.22 square meters along with Balcony admeasuring 26.52 square metersas shown in hatched lines on the plan annexed hereto as Annexure **"A"** in the Building (hereinafter referred to as the **"Demised Premises"**) constructed and standing on all that piece and parcel of land bearing Survey No. 133 Hissa No. 3B/1B/1/6 admeasuring 2.25 Ares at village Warje, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation and within the jurisdiction ofthe Sub Registrar Haveli Nos. 1 to 27, Pune and the said land on which the building is standing is bounded as follows:-

On or towards the East	: By Survey No. 133/4
On or towards the West	: By Survey No. 133/1
On or towards the South	: By Survey No. 133/3B/1B
On or towards the North	: By Road

IN WITNESS WHEREOF, the Parties have set and subscribed their respective hands and seals unto these presents on the day, month and year first hereinabove written.

Photo	L.H.T.	Name and Signature
		Mrs. Parimala S. **SILVER SPRING CHARITABLE FOUNDATION Through It's Trustee MRS. PARIMALA SUBRAMANIAN (LESSEE)**
		Tagunde AT **MR. ARJUN TUKARAM TAGUNDE (LESSOR)**
Witnesses:1 Sign- Name- Raskar K.P. Address- warje pune		Witnesses:2 Sign- Tagunde AT Name- Amit Arjun Tagunde Address- Tagunde complex S.No 43 N.D.A Rd. Ganpati Matha

SILVER SPRING FOUNDATIONS CHARITABLE TRUST F-18528

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- [illegible] तालुका :- हवेली जिल्हा :- पुणे

[illegible] भूमापन क्रमांक व उपविभाग १३३/३ब/१ब/१/६ 18814243443

भूमापन पद्धती [illegible] शेताचे स्थानीक नाव :

[illegible]	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
[illegible]	[illegible]	[illegible]	०.०२.२५	०.०७		(३६७५)	कुळाचे नाव व खंड
[illegible]							इतर अधिकार
[illegible]							प्रलंबित फेरफार : नाही.
[illegible]							शेवटचा फेरफार क्रमांक : --- व दिनांक : ---
[illegible]							

THE SEAL OF THE JT. SUB REGISTRAR (CL II) HAVELI NO. 1 PUNE

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[illegible] सीमा आणि भुमापन चिन्हे :

[illegible] पृष्ठ क्र. १/३

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SLAVER GRAPHING FOUNDATION CHARITABLE TRUST F-18528

गाव :- वारज (९४४१२७) तालुका :- हवेली जिल्हा :- पुणे

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.

क्रमांक - ९		
१६२३२	२४	३२
२०२३		

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- वारजे (९४४१२७) तालुका :- हवेली जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग १३३/३ब/१ब/१/६

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

पुणे महानगरपालिका

[illegible]

बांधकाम नियंत्रण कार्यालय
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ५

बांधकाम चालू करण्याकरीता दाखला
(कमेन्समेंट सर्टिफिकेट)

[illegible] महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ [illegible] अधिनियम, सन १९४९ ची कलमे [illegible] देण्यात येत आहे.)

प्रकरण क्रमांक : WRJ0003/10 NEW

Proposal Type : Resi+Comm

Project Type : (Proposed Building)

APPROVED
POONA MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
POONA

क्रमांक : CC/0504/10
दिनांक : 17/5/2010

श्री / श्रीमती. ARJUN T TAGUNDE द्वारा आ. इ. श्री. DEEPAK RAMCHANDRA HONKAN [illegible] *pune 30,PUNE 411030* यांनी सर्व्हे नं. महाराष्ट्र नगर रचना अधिनियम, सन 1966 ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन 1949 ची कलमे 253/254 प्रमाणे पुणे महानगरपालिकेच्या हद्दीतील, पेठ [illegible] सर्व्हे नं. *Survey No. 133,Hissa No. 3B/1B/1/5,* फायनल प्लॉट क्र. प्लॉट क्र. मधील बांधकाम करण्यासाठी महानगरपालिकेला मुंबई नोटीस दिली. ती दिनांक : 7/4/2010 या दिवशी पोहचली. [illegible] सर्व अटींस अधीन राहून देण्यात येत आहे.

[illegible] सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. [illegible]

[illegible]

TRUE COPY

PRAMOD C. SHARMA
NOTARY GOVERNMENT OF INDIA
PUNE

[illegible]

शाखा अभियंता

सहाय्यक अभियंता (बांधकाम नियंत्रण)

DEEPAK HONKAN
REG NO

SEAL OF THE JT. SUB REGISTRAR (CLASS II) HAVELI

हवल — ९		
९८२३६	२६	३२
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पुणे महानगरपालिका

0001865

बांधकाम नियंत्रण कार्यालय

प्रकरण : ३/००८/०८८/।।

दिनांक : ३१/३/२०१

पुणे महानगरपालिका अधिनियम, १९४९ कलम ३५३ (१) अन्वये

भोगवटा पत्र संपूर्ण

श्री / श्रीमती अदुनि दुकाराम तापुडे व इतरांचे दिनांक विकास

इमारत ३८८ सर्वेक्षण नं. पुणे ४११०३०

अपणास पुणे महानगरपालिका अधिनियम १९४९ कलम २५३ (१) (२) (क) व (ख) अन्वये दि. ०१. ०१. २००० रोजी मंजूर झालेल्या नकाशाप्रमाणे पुणे येथे वसति इमारत बांधण्यास परवानगी दिली होती. सदरील इमारत बांधकाम पूर्ण झाल्याबद्दल व सदर इमारत वापरण्यास योग्य असल्याबद्दल आपणास भोगवटा प्रमाणपत्र देण्यात येत आहे.

उपरोक्त आणखी बांधकामाचे वर्णन

अ) तळमजला : आर-१ झोन नं. ① ② ③

ब) पहिला + दुसरा मजला : निवासी गाळा नं. ①

अ) विकास : संपूर्ण क्षेत्र फक्त

(१) जर "अटीचा भंग" नकाशा अधिनियम होणारी बांधकाम (उदा. सर्व मोकळ्या आवारात व टेरेसवरील जोड, पार्किंग पोर्च इत्यादि अगर इतर कायदेशीर बांधकाम करणे इ.) केल्यास, होणारी पूर्ण मुदतीत न घेतलेल्या परवानगी अगर अनधिकृत बांधकामे पाडण्यास अगर व त्यासंबंधी देण्यात आलेली सर्व प्रमाणपत्रे/मानले जाणारे रद्द करण्यात येईल.

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१४०३३२ | २७ | ३२

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सांडेपा अभियंता
बांधकाम विकास विभाग
पुणे महानगरपालिका
उप आयुक्त (विकास नियंत्रण)
पुणे महानगरपालिका

STAIRCASE STATEMENT

GROUND FLOOR = 3.85 X 2.00 = 7.70 SQM

TYPICAL FLOOR = 3.85 X 2.0 = 7.70 SQM X 2 FLOOR = 15.40 SQM

TOTAL = 23.10 SQM

WATER CAPACITY

NO OF TENEMENTS RESIDENTIAL = 1

WATER REQUIRED PER DAY = 675 LTS

* COMMERCIAL

TOTAL AREA = 68.02 SQM

WATER REQD PER DAY = 41 / 2 PER X 145 LTS

= 1982.00 LTS

TOTAL WATER REQD PER DAY = 2607 LTS SAY 3000 LTS

CAP OF O/H TANK = 6000 LTS - PROPOSED

CAP OF U/G TANK = 9000 LTS - PROPOSED

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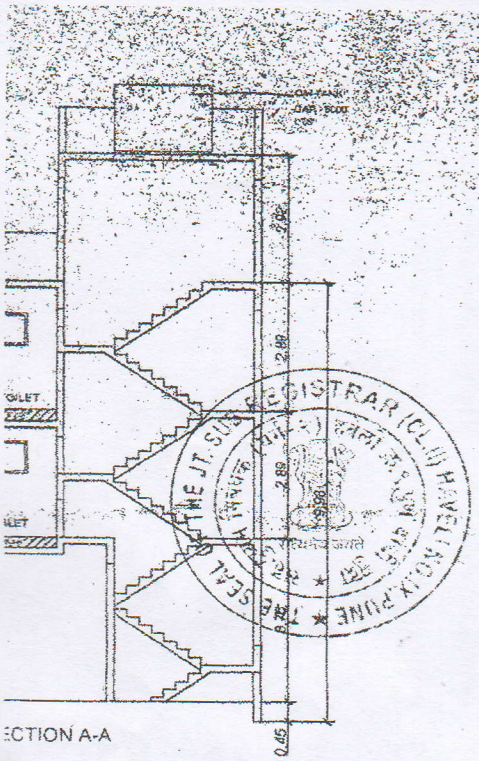
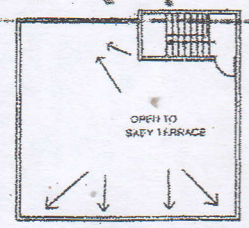
2023



ECTION A-A



TERRACE PLAN
SALE 1:200

PARKING STATEMENT :

TOTAL TENMENTS = 1 NOS HAVING CARPET AREA 60 TO 160

PARKING REQD BY RULE : RESIDENTIAL

2 CAR , 3 SCOOTERS , 4 CYCLES - RESIDENTIAL

PARKING REQD BY RULE : COMMERCIAL FOR CARPET 50 SQ

BUILT UP AREA - 47.34 SQM. CARPET AREA 82% OF B/U =

2 CAR , 6 SCOOTERS , 2 CYCLES - COMMERCIAL

TOTALPARKING REQUIRED =

4 CAR , 9 SCOOTERS , 6 CYCLES

TOTAL PROVIDED =

4 CAR , 9 SCOOTERS , 6 CYCLES

TENMENT STATEMENT :

TOTAL AREA OF PLOT = 225.00 SQM

AREA UNDER ROAD = 6.80 SQM

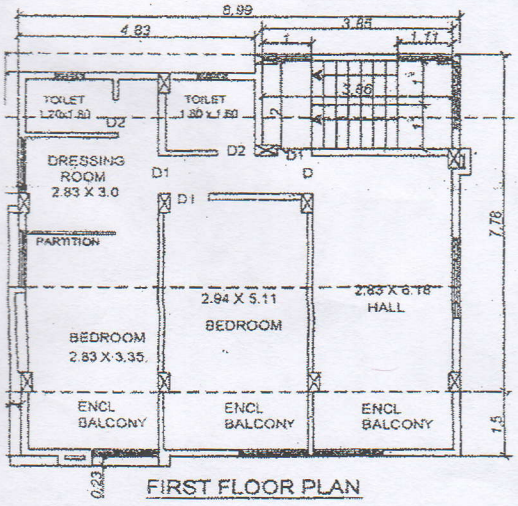
NET PLOT AREA = 218.20

LESS COMM AREA - 47 34

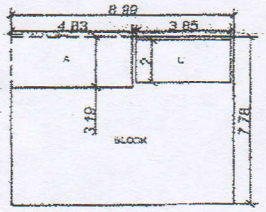
NET PLOT AREA- 170.86 SQM

PERMISSIBLE TENAMENT = 4 NO

PROPOSED = 1 NO



FIRST FLOOR PLAN



GROUND FLOOR

BLOCK = 8.99 X 7.78 = 69.94

DEDUCTION

A= 4.83 X 3.19 = 15.40

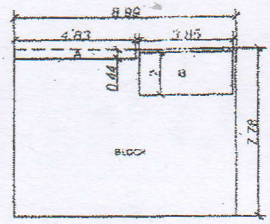
C = 3.85 X 2.0 = 7.70

TOTAL 23.10

TOTAL AREA ON GROUND FLOOR

69.94 - 23.10

= 46.84 SQM



FIRST FLOOR

BLOCK = 8.99 X 7.78 = 69.94

A = 4.83 X 0.44 = 2.13

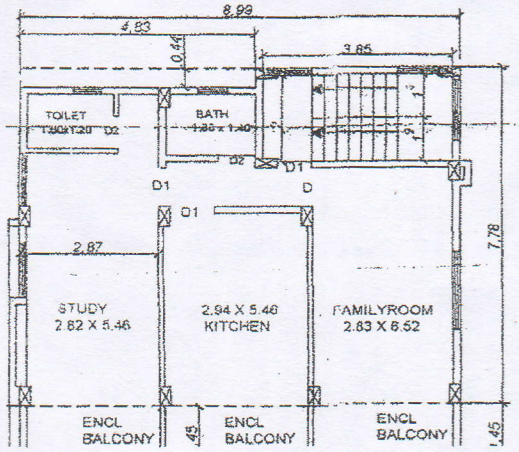
B = 3.85 X 2.0 = 7.70

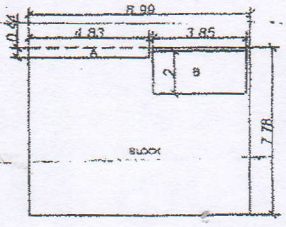
TOTAL = 9.83

TOTAL AREA ON FIRST FLOOR

69.94 - 9.83

= 60.11 SQM





SECOND FLOOR

BLOCK = 8.99 X 7.78 = 69.94

A = 4.83 X 0.44 = 2.13

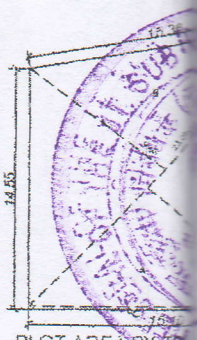
B = 3.85 X 2.0 = 7.70

TOTAL = 9.83

TOTAL AREA ON SECOND FLOOR

69.94 - 9.83

= 60 11 SQM



PLOT AREA BY

A = 0.5 X 23.24 X 11.40 =

B = 0.5 X 23.24 X 9.63 =

C = 15.10 X 0.45 = 6.80

TOTAL = 251.17 SQM

AS PER 7/12 = 225.00 SQ

SCHEDU

DOORS

D1 = 0.9 X 2

D2 = 0.75 X

AREA STATEMENT

FLOOR	B/U AREA
GROUND	46.84 SQM
FIRST	60.11 SQM
SECOND	60.11 SQM
TOTAL	167.06 SQM
EXCES BALC	1.46 SQM
TOTAL FSI -	167.06 + 1.46

GROUND COVERAGE CALCULATIONS :

NET AREA OF PLOT = 218.00 SQM

BALCONY AREA C

TOTAL PROPOSED BU

PERMISSIBLE BALCON

भारत सरकार
GOVERNMENT OF INDIA

अर्जुन तुकाराम तागुंडे
Arjun Tukaram Tagunde

जन्म वर्ष / Year of Birth : 1948
पुरुष / Male

7011 9454 5051

आधार – सामान्य माणसाचा अधिकार

Tagunde AT

भारत सरकार
Government of India

परिमला सुब्रमणीयन
Parimala Subramanian

जन्म तारीख / DOB : 21/06/1950
स्त्री / Female

6545 2632 6766

आधार - सामान्य माणसाचा अधिकार

Ms. Parimala-S

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARJUN TUKARAM TAGUNDE
TUKARAM SAKHARAM TAGUNDE

01/03/1948
Permanent Account Number
AAIPT8675Q

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVIPS9445E

नाम/ Name
PARIMALA SUBRAMANIAN

पिता का नाम/ Father's Name
HARIKESANALLUR RAMAKRISHNAN SUBRAMANIAN

जन्म की तारीख/ Date of Birth
21/06/1950

हस्ताक्षर/ Signature

27062017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SILVER SPRING CHARITABLE FOUNDATION

23/03/2001
Permanent Account Number
AACAS3580N

23052006

ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name : MANEPATIL RONAK BANDERAO
Residence : HAVELI , Dist. PUNE
Roll No. : MAH/7811/2021
Enrolled On : 08-09-2021
Date Of Birth : 16-12-1997
202186 B00000116337

CHAIRMAN

THE SEAL OF THE JT. SUB REGISTRAR (CLH) HAVELI NO.IX, PUNE
सत्यमेव जयते

दस्त क्र. - ९

40232	29	32

२०२३

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 2023090653 06 September 2023 10:26:06 AM
हवेली

मूल्यांकनाचे वर्ष	2023
जिल्हा	पुणे
मूल्य विभाग	तालुका हवेली विभागाचे नाव (वि क्र 43) वारजे (पुणे महानगरपालिका)
उप मूल्य विभाग	43/002- डायव्हर्शन हायवेवरील मालमत्ता व इतर मिळकती कोथरुड हद्दीपासुन एन डी ए रस्त्यापर्यंत
क्षेत्राचे नांव	Pune Municipal Corporation सर्व्हे नंबर /न भू क्रमांक सर्व्हे नंबर#133

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
22660	67630	77780	94290	0	ची मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	120.31ची मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	RCC	मिळकतीचे वय -	11 वर्षे	बांधकामाचा दर	Rs 26620 -
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		

Sale Type - Resale First Sale Date - 21/02/2011
Sale Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.67630/-
घसा-यानुसार मिळकतीचा प्रति ची मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
	= (((67630-22660) * (89 / 100)) + 22660)
	= Rs.62683/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 62683 * 120.31
	= Rs.7541391.73/-
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	26.52ची मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 26.52 * (62683 * 40/100)
	= Rs.664941.264/-

Applicable Rules	= 3, 9, 18, 19, 14
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + लगतचीत वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 7541391.73 + 0 + 0 + 0 + 0 + 664941.264 + 0 + 0 + 0 + 0
	=Rs.8206333/-
	= ₹ ब्याऐंशी लाख सहा हजार तीन शे तेहेतीस /-

Home Print

THE SEAL OF THE JT. SUB REGISTRAR (CL.III) HAVELI NO. 2 PUNE ★ THE SEAL OF THE JT. SUB REGISTRAR (CL.III) HAVELI NO. 2 PUNE ★ सत्यमेव जयते

दस्त क्र.		
40236	30	32
२०२३		

9 17236
बुधवार,06 सप्टेंबर 2023 11:52 म.पू.

दस्त गोषवारा भाग-1

हवल9 391 32
दस्त क्रमांक: 17236/2023

दस्त क्रमांक: हवल9 /17236/2023

बाजार मूल्य: रु. 82,06,333/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.2,05,500/-

दु. नि. सह. दु. नि. हवल9 यांचे कार्यालयात
अ. क्रं. 17236 वर दि.06-09-2023
रोजी 11:50 म.पू. वा. हजर केला.

पावती:19162 पावती दिनांक: 06/09/2023

सादरकरणाराचे नाव: सिल्वर स्प्रिंग चॅरिटेबल फाउंडेशन तर्फे ट्रस्टी म्हणून परिमला सुब्रमणियन

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 30500.00

Ms. Parimala S.
दस्त हजर करणाऱ्याची सही:

कमी पडलेली स्टॅम्प फी/पाने फी रक्कम
रुपये 980 पा.क्र. 9202 ने वसूल केली

सह.दु.नि.(वर्ग-२) हवेली क्र. ९

सह दुय्यम निबंधक, हवेली-9
सह.दुय्यम नि.(वर्ग-२)
हवेली क्र. ९ पुणे.

सह दुय्यम निबंधक, हवेली-9
सह.दुय्यम नि.(वर्ग-२)
हवेली क्र. ९ पुणे.

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

शिक्का क्रं. 1 06 / 09 / 2023 11 : 50 : 55 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 09 / 2023 11 : 51 : 56 AM ची वेळ: (फी)

प्रतिज्ञापत्र

★ सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. ★ दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे ★ दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील.★ दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकांची राहील.

Mrs. Parimala S.
लिहून देणारे :

Pagunda
लिहून घेणारे :

THE SEAL OF THE JT. SUB REGISTRAR (CL.III) HAVELI NO.IX PUNE ★ सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ९ पुणे ★ सत्यमेव जयते

सि.पी. नं. 2229/2023

मी नकल केली
मी वाचली
मी रुजवात घेतली
अस्सलवर हुकुम नकल

सदर नकल अर्जदार सुरेश भाने
यांस त्यांचे तारीख 8/9/2023
अर्जाविरुन समक्ष
यांस दिले तारीख 8/9/2023

सह.दु.नि.(वर्ग-२) हवेली क्र. १

9/6/23, 11:55 AM

Summary-2

दस्त गोषवारा भाग-2

हवेली9 327/32
दस्त क्रमांक:17236/2023

06/09/2023 11 55:44 AM

दस्त क्रमांक :हवेली9/17236/2023
प्रकार :-भाडेपट्टा

Rs.20 INDIA TWENTY RUPEES

पक्षकाराचे नाव व पत्ता

नाव:सिल्वर स्प्रिंग चॅरिटेबल फाउंडेशन तर्फे ट्रस्टी म्हणून परिमला सुब्रमणियन
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १३, स.नं. ७१, सुरजनगर कोथरूड, पौड रोड, पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.
पॅन नंबर:AACAS3580N

पक्षकाराचा प्रकार — भाडेकरू — वय :-73 — स्वाक्षरी:- — छायाचित्र

नाव:अर्जुन तुकाराम तागुंदे
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ८२२म/३, गणपती माथा, स.नं. ४३, एन डी ए रोड, वारजे माळवाडी, पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.
पॅन नंबर:AAIPT8675Q

मालक — वय :-74 — स्वाक्षरी: — छायाचित्र

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची वेळ:06 / 09 / 2023 11 : 55 : 01 AM

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

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:वकील रोनक मानेपाटील
वय:25
पत्ता:कोथरूड पुणे
पिन कोड:411046

स्वाक्षरी — छायाचित्र

शिक्का क्र.4 ची वेळ:06 / 09 / 2023 11 : 55 : 57 AM

असे प्रमाणित करण्यात येते की पहिले नंबरचे पुस्तकाचे सदर दस्तऐवजात 32 पाने आहेत. 94232 नंबरी नोंदला

सह.दुय्यम नि.(वर्ग-२) हवेली क्र. १ पुणे.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use	Deface Number	Def Dat
1	Silver Spring Charitable Foundation Through Trustee Parimala Subramaniyan	eChallan	00040572023090648660	MH007722649202324E	1500.00	SD	0004028254202324	06/
2	Silver Spring Charitable Foundation Through Trustee	eChallan	00040572023090538889	MH007722992020324E	204000.00	SD	0004028245202324	0

सह. दुय्यम निबंधक(वर्ग-२) हवेली क्र.१

सह. दुय्यम निबंधक(वर्ग-२) हवेली क्र. १ पुणे
दिनांक 8/9/2023

THE JT. SUB REGISTRAR (CL.III) HAVELI NO.IX, PUNE
सत्यमेव जयते

मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव)

Valuation ID 202310112810 — 11 October 2023,01:23:22 PM

मूल्यांकनाचे वर्ष	2023
जिल्हा	पुणे
मूल्य विभाग	तालुका हवेली विभागाचे नाव : (वि.क्र 43) वारजे (पुणे महानगरपालिका)
उप मूल्य विभाग	43/604 -उर्वरीत निवासी क्षेत्र
क्षेत्राचे नांव	Pune Muncipal Corporation — सर्व्हे नंबर /न भू क्रमांक सर्व्हे नंबर#38

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
22170	62680	72080	80190	0	चौ. मीटर

खुल्या व बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र.	300चौ मीटर	एकूण क्षेत्र.	300चौ. मीटर	मिळकतीचा प्रकार.	खुली+बांधीव
बांधकामाचे वर्गीकरण.	3-अर्ध पक्के बांधकाम	मिळकतीचे वय.	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर.	Rs 15246/-
मिळकतीचा वापर.	स्वतंत्र भुखंडावरील निवासी इमारत			Layout Plot	

Sale Type - Resale — First Sale Date - 30/07/2021

Sale/Resale of built up Property constructed after circular dt.02/01/2018

खुल्या क्षेत्राचे मूल्यांकन

1 300चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs 22170/-

=300चौ मीटर क्षेत्रासाठी मूल्य = 300 * 22170

=Rs.6651000 -

खुल्या जमीनीचे एकत्रित मूल्य
= मिळकतीचे क्षेत्र (1) मूल्य
= 6651000
=Rs.6651000/-

बांधीव क्षेत्राचे मूल्यांकन

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर
=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
= (((62680-22170) * (100 / 100)) + 22170)
= [62680 * [15246 / 26620]
= Rs 35896 836/-

A) मुख्य मिळकतीचे मूल्य
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 35897 * 100
= Rs 3589683 6/-

Applicable Rules — ,3 टीप ४

बांधीव क्षेत्राचे एकत्रित मूल्य
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 3589683 6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=Rs 3589684/-

खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य
= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य
= 3589684 + 6651000
=Rs.10240683.6/-
== ₹ एक करोड़ दोन लाख चाळीस हजार सहा ये चौऱ्याऐंशी /-

[Home] [Print]

तीजडीड 29वर्षे

10240683.6 ÷ 2 = 5120341.8 /-

THE SEAL OF JOINT SUB REGISTRAR CLASS-II ★ HAVELI-VI ★ सह दुय्यम निबंधक हवेली-६ पुणे

हवेली-६		
2023	9	24
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एम. ए. गायकवाड
सह दुय्यम निबंधक हवेली-६
लोणीकाळभोर पुणे

CHALLAN
MTR Form Number-6

GRN MH003347708202324E	BARCODE	Date 11/10/2023-17:19:54	Form ID 36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AACAS3580N
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Silver Spring Charitable Foundation
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	S No 38 Hissa No 2
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	256100.00	Road/Street	Waraje
0030063301 Registration Fee	30000.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 5 8
		Remarks (If Any)	
		PAN2=BDXPB9198K~SecondPartyName=Akshay Suresh Bodako~	
Total	2,86,100.00	Amount In Words	Two Lakh Eighty Six Thousand One Hundred Rupees Only

DEFACED ₹286100.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023101161679	IK0CMEZCIB
Cheque/DD No.		Bank Date	RBI Date	11/10/2023-17:24:22	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 :

Mobile No. : 7709531178

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

सदर चलान फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-6-20539	0004905700202324	11/10/2023-17:51:55	IGR013	30000.00
2	(iS)-6-20539	0004905700202324	11/10/2023-17:51:55	IGR013	256100.00
			Total Defacement Amount		2,86,100.00

THE SEAL OF JOINT SUB REGISTRAR CLASS-II

ह दर्शन - ६
Page 1/एन
२०२३ | २ | २४
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Print Date 11-10-2023 05:54:20

एम. ए. गायकवाड
सह दुय्यम निबंधक हवेली - ६
नोंदणीकाळभोर पुणे

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023112314435	**Receipt Date**	11/10/2023

Received from Silver Spring Charitable foundation , Mobile number 7709531178, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 20539 dated 11/10/2023 at the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.

DEFACED
₹ 500
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	11/10/2023
Bank CIN	10004152023101112782	**REF No.**	IGAQHOHXP0
Deface No	1023112314435D	**Deface Date**	11/10/2023

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

OFFICE OF JOINT SUB REGISTRAR CLASS-II
सह दुय्यम निबंधक हवेली-६ पुणे

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(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-६
लोणीकाळभोर पुणे

CHALLAN

MTR Form Number-6

GRN MH009347708202324E	BARCODE	Date 11/10/2023-17:19:54	Form ID 36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AACAS3580N
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Silver Spring Charitable Foundation
Location	PUNE	Flat/Block No. Premises/Building	S No 38 Hissa No 2
Year	2023-2024 One Time	Road/Street	Waraje
Account Head Details	**Amount In Rs.**	Area/Locality	Pune
0030046401 Stamp Duty	256100.00	Town/City/District	
0030063301 Registration Fee	30000.00	PIN	4 1 1 0 5 8
		Remarks (If Any)	
		PAN2=BDXPB9198K~SecondPartyName=Akshay Suresh Bodake~	
Total	2,86,100.00	Amount In Words	Two Lakh Eighty Six Thousand One Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023101161679	IK0CMEZC18
		Bank Date	RBI Date	11/10/2023-17:24:22	Not Verified with RBI
Cheque/DD No.		Bank-Branch		STATE BANK OF INDIA	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch					

Department ID : Mobile No. : 7709531178

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF JOINT SUB REGISTRAR CLASS-II HAVELI-1

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Page 1/1

Print Date 11-10-2023 05:22:12

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1023112314435	Date	11/10/2023
Received from Silver Spring Charitable foundation , Mobile number 7709531178, an amount of Rs.500/-, 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	SBIN	Date	11/10/2023
Bank CIN	10004152023101112782	REF No.	IGAQHOHXP0
This is computer generated receipt, hence no signature is required.			

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

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LEASE DEED

THIS LEASE DEED IS MADE AND EXECUTED AT PUNE ON THIS 11TH DAY OF OCTOBER, 2023.

BETWEEN

1. MR. AKSHAY SURESH BODKE,
Age: 32 Yrs, Occ: Business;
PAN NO. BDXPB9198K,
R/at: Krupa Nivas, S No - 132/2b,
Nr Police Chowki, Warje,
Pune - 411 058.

(Hereinafter referred & called **the "LESSOR"** which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and representatives, POA Holder, assigns and administrators etc.)

PARTY OF THE FIRST PART

A N D

SILVER SPRING CHARITABLE FOUNDATION
A Society registered under the Societies Registration Act bearing No. Maharashtra/374/2001/Pune. and also registered as a Public Charitable Trust under the provisions of the Bombay Public Trusts Act, 1950 with the Charity Commissioner, Maharashtra State, Pune under No. F/19585 Pune and having their office at, Plot No. 13, Sr.No.79 Surajnagar Kothrud, Paud Road, Pune - 411029.
Represented through it's Trustee
MRS. NEELIMA RATNAKAR SHARANGPANI
Age: 72 Yrs, Occupation: Business.
PAN NO. AACAS3580N,

(Hereinafter referred & called "**the LESSEE**" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and representatives, POA Holder, assigns and administrators etc.)

PARTY OF THE SECOND PART

WHEREAS the Lesser is the owner or otherwise well and sufficiently entitled and possessed of the Undivided Share in the property bearing Survey No. 38, Hissa No. 2 with land admeasuring 00 H 04 R along with Tin Sheds admeasuring 00 H 01 R out of total land area admeasuring 00 H 19 R, situated at Village - Warje, Tal- Haveli, Dist- Pune, which is within the limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli, Pune, which is more particularly described in the schedule written hereunder (hereinafter said and referred to as the "**Said Property**").

AND WHEREAS the present Lessor has right to Lease the said property and the Lessor is in possession of the said property and therefore decided to let the said property on Lease along with rights to use and maintain all necessary equipment upon the property mentioned in schedule hereunder such as **Electricity Meter bearing No. 160264983557** which is to the Lessee.

AND WHEREAS the Lessee being in need of the said property for a period of **TWENTY NINE** years on Lease basis for running education activities. Therefore the Lessor decided to

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allow the said property for period of **TWENTY NINE** years commencing from **1st October 2023**.

AND WHEREAS with respect to this lease deed Memorandum of understanding (MOU) has been executed by both the parties Dtd:15/09/2023.

AND WHEREAS the Lessor has agreed to comply with the request of the Lessee to grant them Lease to use and occupy the said property for a period of **TWENTY NINE** years only on the terms and conditions mutually agreed upon and have agreed to handover the actual and physical possession of the said property on the execution of these presents.

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

1) That, in consideration of the stipulations herein described and the observance of the terms and conditions on the part of the Lessee and agreed by it, the Lessor do hereby grant the permission to the Lessee to use and occupy the said property mentioned in schedule hereunder for a period of **TWENTY NINE** years only on commencing from **1st October 2023 to 30th September 2052.**

2) The Lessee has agreed to pay to the Lessor, the rent of **Rs. 50,000/- (Rs. Fifty Thousand Rupees Only)** per year. At the outset of MOU dtd.15/09/2023 lessee has paid lessor **Rs. 50,000/- (Rs. Fifty Thousand Rupees Only) vide Cheque No.**

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222328, Dt:15/09/2023, drawn on State Bank Of India, Popular Nagar Branch.

3) The Lessee has paid an amount **Rs.30,000/- (Rupees Thirty Thousand Only)** towards the Security Deposit for the due performance of the terms and conditions of this Lease Deed and the said amount has been transferred **vide Cheque No.222329 dt: 15/09/2023, Drawn on State Bank Of India, Popular Nagar Branch.**

The Lessee has agreed to pay the rent as mentioned written hereinabove, In First Month of Every Year.

4) This agreement is for a period of **TWENTY NINE** years only from **1st October 2023 to 30th September 2052** and on the expiry of the lease period, the Lessee shall remove themselves, all things belonging to themselves from the said premises and vacate the said premises without causing any obstruction or hindrance whatsoever to the Lessor.

5) The Lessee hereby for itself and its successors In title and assigns and to the Intents that the obligations herein contained shall continue throughout the term hereby created covenants with the Lessor as follows.

(I) To bear and pay and discharge the existing and future rates, taxes, assessments, duties, cesses, electricity bills, water charges etc. and Impositions, outgoings and burdens whatsoever which may at any time and time to time and produce the receipt for the same to the Lessor.

(ii) The Lessee shall pay all fees, charges and levies required by any law for the time being in force for running the school activities and shall pay all license fees, charges, duties and Impositions.

(iii) To keep the demised land in good and maintained condition.

(iv) To obtain necessary permissions from the office of collector or any other competent authority for running the school / educational activities in the said property.

(v) The Lessee shall at all times observe and perform the terms and conditions of all licenses granted by the government, local authority or any other authority under any law for the time being In force.

(vi) To permit the Lessor and his agents to enter the demised land at all reasonable hours in the day time for the purpose of knowing the conditions thereof.

(vii) Not to assign, underlet or part with the possession of the said property or any part thereof without the previous consent in writing of the Lessor.

6) The Lessor does hereby covenant with the Lessee as follows

(i) The Lessor hereby declares that the present agreement is binding on their successors.

(ii) The Lessor hereby declared and assured that they have absolute rights and possession of the property and the same is clear and marketable and they has every right to execute the present lease deed in favour of the Lessee.

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

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7) It Is hereby agreed and declared that if Lessee or Lessor wants to terminate the lease agreement before maturity of abovesaid lease period, in that event the party who wants to terminate the lease agreement should give at least **30 days** prior notice to other party.

8) That, the expenses of these present lease deed should be borne by the Lessee alone such as Advocate fees, typing, registration fee, stamp duty etc.

SCHEDULE I

All that piece and parcel of Undivided Share in the property bearing Survey No. 38, Hissa No. 2 with land admeasuring 00 H 04 R along with Tin Sheds admeasuring 00 H 01 R out of total land area admeasuring 00 H 19 R, situated at Village - Warje, Tal- Haveli, Dist- Pune, situated within the Registration, Sub-District, Taluka - Pune, Dist – Pune and within the limits of Pune Municipal Corporation which is bounded as follows.

On or Toward East : By Survey No. 140

On or Toward West : By Canal Road

On or Toward South : By Survey No. 38

On or Toward North : By Survey No. 38

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREUNDER AT PUNE THE DATE FIRST ABOVEMENTIONED.

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Photo	L.H.T.	Name and Signature
		**SILVER SPRING CHARITABLE FOUNDATION Through It's Trustee MRS. NEELIMA R. SHARANGPANI (LESSEE)**
		**MR. AKSHAY SURESH BODKE (LESSOR)**
Witnesses:1 Sign- Name- Rasor Kishor. P. Address- warje pune-58		Witnesses:2 Sign- Name- Savita More Address- Warje Pune 58

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वारजे (९४४१२७) तालुका :- हवेली जिल्हा :- पुणे

21982929647

ULPIN : 21982929647 भूमापन क्रमांक व उपविभाग ३८/२

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	६१४	सतिश दगडू बोडके				(९५६)	कुलाचे नाव व खंड
		रमेश दगडू बोडके				(९५६)	
अ) लागवड योग्य क्षेत्र		नंदा दगडू बोडके				(९५६)	इतर अधिकार
जिरायत ०.१९.००		सावित्रा दगडू बोडके				(९५६)	इतर
बागायत -		कृष्णाई दगडू बोडके				(९५६)	इतर
एकुण		सागर सुरेश बोडके				(१३६६७)	इतर
ला.यो. क्षेत्र ०.१९.००		अक्षय सुरेश बोडके				(१३६६७)	इतर
		आरती सुरेश बोडके अ.पा.क. आई				(१३६६७)	इतर
ब) पोटखराब क्षेत्र		आशा सुरेश बोडके				(१३६६७)	इतर
(लागवड अयोग्य)		श्रीमती आशा सुरेश बोडके				(१३६६७)	बँक नजर गहाण
वर्ग (अ) -		निता नवनाथ दांगट				(१८६४५)	उद्यम विकास सहकारी बँक लि शाखा शिवाजी
वर्ग (ब) -		निलेश दत्तात्रय बोडके				(१८६४५)	नगर यांनी र रु ४२५००००/- नथुराम बोडके यांच्या
एकुण		लीला दत्तात्रय बोडके				(१८६४५)	हि वर (२०५६५)
पो.ख.क्षेत्र ०.००.००		शंकर दत्तात्रय बोडके				(१८६४५)	
		किशोर नथुराम बोडके				(१८७७१)	प्रलंबित फेरफार : नाही.
एकुण क्षेत्र ०.१९.००		हेमंत नथुराम बोडके				(१८७७१)	
		राजेश नथुराम बोडके				(१८७७१)	शेवटचा फेरफार क्रमांक : २१८७२ व दिनांक :
		लता हनुमंत मोरे				(१८७७१)	३०/०१/२०१७
आकारणी १.६९		शांताबाई नथुराम बोडके				(१८७७१)	
		------सामाईक क्षेत्र------	०.१९.००	१.६९			
जुडी किंवा विशेष आकारणी							

THE SEAL OF JOINT SUB REGISTRAR HAVELI

दुय्यम निबंधक हवेली ९ पुणे

HAVELI-VI

दुय्यम निबंधक
२०१३ | ०३ | २५
२०१३

जुने फेरफार क्र : (४११) (५६३) (६१७) (६७३) (७१८) (७९४) (८३०) (९५६) (१०४९) (४६७३) (६५३९) (१३६६७) (१८६४५) (१८७७१) (२१८७२)

सीमा आणि भुभाषन चिन्हे :

हा गाव नमुना क्रमांक ७ दिनांक १७/०६/२०१९:०३:५६:२२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १८/०८/२०२३ : २०:१८:५६ PM. वैधता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsk/ या संकेत स्थळावर जाऊन 25071000010544407 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- वारजे (९४४१२७) तालुका :- हवेली जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग ३८/२

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	खरीप		मिश्र	भात		०.००००				
२०१९	खरीप		मिश्र	भात		०.००००				
२०२०	खरीप		मिश्र	भात		०.००००				

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

THE SEAL OF JOINT SUB REGISTRAR HAVELI

नमुना-६

२०५३९ १४ २५

THE SEAL OF JOINT ... HAVELI-VI

२०४३ | ०५ | २५
२०२३

BILL OF SUPPLY FOR THE MONTH OF - जुलै-2022

MH20065GC153645

LT NO (GGN): 000001675689222

: 160264983557 मोबाईल/ईमेल :99xxxxxx18

AKSHAY SURESH BODAKE
SR NO 38/3/2 A B ENTERPRISES PUNE CITY PUNE Pune (CB) 411058

GSTIN:27AAECM2933K1ZB

देयक दिनांक	:	29-07-2022
देयक रक्कम रु.	:	21590.00
देय दिनांक		18-08-2022
या तारखे नंतर		21860.00
मरल्यास		8400/-

Scan this QR Code with BHIM App for UPI Payment

QR कोडद्वारे मरणा कल्यास, मरणा दिनांकानंतर लागू असलेली तारीख देयक मरणा-पूर्व किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

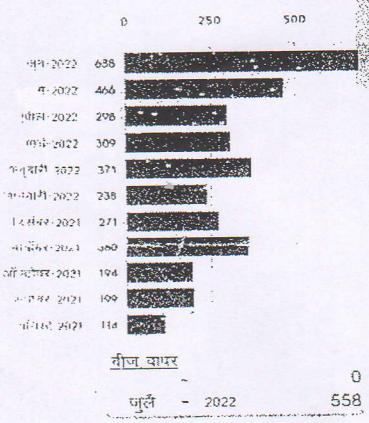
मध्यवर्ती तक्रार निवारण केंद्र 24x7
(1800-233-3435, 1800-102-3435, 1912)

ग्राहकांच्या तक्रारीचे निवारण करण्यासाठीचे नियम व कार्यपद्धती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे

विभाग युनिट	: 4614/WARGE SUB-DN./KOTHRUD DIVISION	पुरवठा दिनांक	: 30-07-2021
दर संकेत **	: 52/LT II Comm 3 Ph <20KW	मंजूर भार	: 10.00 KW
सील क्रमांक	: 00000001	सुरक्षा ठेव जमा (रु)	: 10000.00
वी.सी./चक्र-मार्ग-क्रम/डि.टी.सी.	:7/17/1930/0087/4614814	चालू रिडिंग दिनांक	: 26-07-2022
मिटर क्रमांक	: 07603949782	मागील रिडिंग दिनांक	: 26-06-2022
रिडींग गुण	: X7		

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	राखा. युनिट	एकूण वापर
4066	3508	1.00	558	0	558

Meter Status: Normal



महत्व

ग्राहक मित्र एकत्र ई-बिल साठी नोंदणी करा व ग्राहक विसंवाद या सदरांत पी-वीज विकत घ्या मिळवा. नोंदणी करण्यासाठी - https://consumerinfo.mahadiscom.in/gogreen.php (GGN नंबर सुरुवात खालील बिलावर मराठा अंकाचा क्रमांक कोडमध्ये सुरु आहे.)

विलंबित भरणाऱ्यांनी बिल भरा व 0.25% (रु. 500/- पर्यंत) सवलत मिळवा. (हेल्पलाइन व एकूणच कारभार)

कृपया मोबाईल क्रमांक व ईमेल पत्ता भूमिका अपडेट करा. त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील मोहिम्याचे रिडिंग साधारणतः 26-08-2022 रोजी तारखेला होईल

Paid - 13460/-
28/7/22

Encouraging Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01160264983557
o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
o Bill Amount:<As per bill> .
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

This Electricity Bill neither reflects title nor is to be used as proof of ownership of any property

विशेष प्र.जा./पु. का. नि./पु.प्र.

जिल्हा क्र.

नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

नोंदणी क्रमांक

महाराष्ट्र/ ३७४ /२००१/पुणे.

याद्वारे असे प्रमाणित करण्यात येते की, सिल्वर स्प्रींग चॅरिटेबल फौंडेशन

फ्लॅट नं. १३ सर्व्हे नं. ५९ सुरजनगर कोथरुड पी.एम.टी.

डेपोजवळ पौड रोड पुणे-२९

या नावाची संस्था संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा २१ अधिनियम २१) अन्वये योग्यरीत्या नोंदणी करण्यात आली.

तारीख २३-३-२००१ सही/- माडया सही/-

सहायक निबंधक,

पुणे विभाग

ल-६

२०४३ | ९६ | २५

२०२३

THE SEAL OF HAVELI-VI CLASS-II

THE SEAL OF JOINT SUB REGISTRAR OF ASSURANCES HAVELI-VI

हवेली-६		
२०५९	१६	२५
२०२२		

051

नोंदणी प्रमाणपत्र

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

सार्वजनिक विश्वस्तव्यवस्थेचे नाव : सिल्वर स्प्रिंग चॅरिटेबल फाउंडेशन प्लॉट नं ९३ सर्व्ह ७९ सुखनगर कोथरूड, पौड रोड, पुणे-२९

सार्वजनिक विश्वस्तव्यवस्थाच्या नोंदणी पुस्तकातील क्रमांक एफ-१९५८५ (पुणे)

सौ. [illegible]

आज दिनांक [illegible] रोजी माझ्या साक्षीनिशी दिले.

ठिकाण: सही

सहाय्यक धर्मादाय आयुक्त पुणे विभाग, पुणे

Silver Spring Foundation

Ph.: 020-65286274
Tagunde Classic, S. No.133/3B/1B/1/6,Near Police Chowky, Warje Malwadi, Pune-411058.

Ref.:

Date : 7/8/23

ठराव क्रमांक :

दिनांक :

ठराव : सही चे अधिकार

सुचक : घीणा चारी

अनुमोदक : मृणाल पारसनीस

वरील विषयानुसार या पुढील काळासाठी आवश्यक असणारी कागदपत्रे जसे की भाडेकरार,परवानगी,अर्ज, इतर यावर सही करण्याचे अधिकार डॉ.परिमला सुब्रमन्यम यांच्या अनुपस्थितित माननीय नीलिमा शारंगपाणी यांना सर्वानुमते देण्यात आले आहे. ठराव सर्वानुमते मंजूर होऊन माननीय नीलिमा शारंगपाणी यांना सर्वानुमते सही चे अधिकार बहाल करण्यात आले आहे.

क्रमांक. सभासदांचे नाव.

१. Mrs. Parimala S.

२. Mrunal Parasnis

३. Neelima Sharangpani

४.

सही

Mrs. Parimala S.

Mrunal Parasnis

Neelima Sharangpani

THE SEAL OF JOINT SUB REGISTRAR HAVELI-VI

दस्त क्र.
20435 | 92 | 2M
२०२३

1058.

8/23

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

ह व ल-६

2023	12	29

२०२३

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AKSHAY SURESH BODAKE

SURESH DAGDU BODAKE

12/05/1991

Permanent Account Number
BDXPB9198K

Signature

17052011

THE SEAL OF HAVELI-VI

2043 | 20 | 24
२०२३

भारत सरकार
GOVERNMENT OF INDIA

नीलिमा रत्नाकर शारंगपाणी
Neelima Ratnakar Sharangpani
जन्म तारीख/ DOB: 20/04/1951
महिला / FEMALE

5079 9186 5307

माझे आधार, माझी ओळख

nsharangpani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NEELIMA SHARANGPANI
SHRIKRISHN SHIVRAM SUKRE
20/04/1951
Permanent Account Number
BGTPS8846N

Signature

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणीचा क्रमांक / Enrollment No 2017/01425/18368

To,
अक्षय सुरेश बोडके
Akshay Suresh Bodke
S/O Suresh Bodke
KRUPA NIVAS
S NO - 132/2B
NR POLICE CHOWKI WARJE MALWADI
Pune City
Warje Pune
Maharashtra 411058

02/04/2012

Ref: 268 / 02E / 296016 / 296325 / P

UE399531756IN

आपला आधार क्रमांक / Your Aadhaar No. :

7823 8679 4560

आधार — सामान्य माणसाचा अधिकार

THE SEAL OF JO... HAVELI

ADVOCATE

Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

Name : MANEPATIL RONAK BANDERAO
Residence : HAVELI , Dist. PUNE
Roll No. : MAH/7811/2021
Enrolled On : 08-09-2021
Date Of Birth : 16-12-1997
202186 B00000116337

CHAIRMAN

भारत सरकार
GOVERNMENT OF INDIA

अक्षय सुरेश बोडके
Akshay Suresh Bodke
जन्म वर्ष / Year of Birth : 1991
पुरुष / Male

7823 8679 4560

आधार — सामान्य माणसाचा अधिकार

THE SEAL OF JOINT SUB REGISTRAR CLASS II

दुय्यम क्र-६		
२०४३९	२९	२५
२०२३		

AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
C/O विजया शारंगपाणी, प्लॉट-४९
अवंती सोसायटी पद्मावती पुणे, पुणे सिटी,
पुणे,
महाराष्ट्र - 411009

Address
C/O Vijaya Sharangpani,
plot-49 awanti society
padmavati pune, Pune City,
Pune,
Maharashtra - 411009

1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bengaluru-560 001

THE SEAL OF JOINT SUB-REG. HAVELI

भारत सरकार
Government of India

आधार

Download Date: 01/12/2021

सविता शेखर मोरे
Savita Shekhar More
जन्म तारीख/DOB: 05/12/1975
महिला/ FEMALE
Mobile No: 9096893108

3769 0571 6927
VID : 9110 2374 1052 4749

Issue Date: 19/03/2012

माझे आधार, माझी ओळख

ADVOCATE

Bar Council of Maharashtra & Goa

HIGH COURT, BOMBAY

Name	:	RASKAR KISHOR POPATRAO
Residence	:	HAVELI , Dist. PUNE
Roll No.	:	MAH/10483/2022
Enrolled On	:	15-11-2022
Date Of Birth	:	25-02-1972

219751 B00000132443

CHAIRMAN

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

पत्ता:
W/O शेखर मोरे, बरामती हॉस्टेल जवळ, ५५/५११,गोखलेनगर,शिवाजीनगर, पुणे शहर, पुणे, महाराष्ट्र - 411016

Address:
W/O Shekhar More, Near Baramati Hostel, 55/511,Gokhalenagar,Shivajinagar, Pune City, Pune,
Maharashtra - 411016

3769 0571 6927
VID : 9110 2374 1052 4749

1947 | help@uidai.gov.in | www.uidai.gov.in

THE SEAL OF JOINT SUB REGISTRAR HAVELI

THE SEAL OF SUB REGISTRAR CLASS-II HAVELI-VI

दस्त क्र.-६
२०४३९ | २२ | २५
२०२३

THE SEAL OF JOINT SUB REGISTRAR CHAMBER
HAVELI

दस्त नं.		
2083	22	24
२०२३		

दस्त क्रमांक: हवल6 /20539/2023

28/29

बाजार मुल्य: रु. 51,20,342/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.2,56,100/-

दु. नि. सह. दु. नि. हवल6 यांचे कार्यालयात

अ. क्र. 20539 वर दि.11-10-2023

रोजी 5:50 म.नं. वा. हजर केला.

पावती:22945 पावती दिनांक: 11/10/2023

सादरकरणाराचे नाव: **सिल्वर स्प्रिंग चॅरिटेबल फाउंडेशन तर्फे ट्रस्टी म्हणून निलीमा शांरगपाणी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 500.00
पृष्ठांची संख्या: 25	
	एकुण: 30500.00

NShaangpani

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-6

सह दुय्यम निबंधक, हवेली-6

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

शिक्का क्र. 1 11 / 10 / 2023 05 : 50 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 10 / 2023 05 : 51 : 46 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदींनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची [illegible] नोंदणी अधिनियम १९०८ [illegible] व मुद्रांक शुल्क [illegible] ची कलम [illegible] [illegible] ही संपुर्ण [illegible] लिहून [illegible]

NShaangpani

https://10.10.246.39/MarathiReports/HTMLreports/htmldastGoshwara1.aspx?cross=Zj8jA18FDL8

11/10/2023 5 53:51 PM

दस्त गोषवारा भाग-2

हवल6
दस्त क्रमांक:20539/2023

दस्त क्रमांक :हवल6/20539/2023
दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अक्षय सुरेश वोडके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कृपा निवास, स.नं. १३२/२ब, पोलीस चौकी जवळ, वारजे, पुणे , ब्लॉक नं: -, रोड नं: - -, महाराष्ट्र, पुणे. पॅन नंबर:BDXPB9198K	मालक वय :-32 स्वाक्षरी:-		
2	नाव:सिल्वर स्प्रिंग चॅरिटेबल फाउंडेशन तर्फे ट्रस्टी म्हणून निलीमा शारंगपाणि पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. १३, स.नं. ७१ सुरजनगर कोथरूड, पौड रोड, पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:AACAS3580N	भाडेकरू वय :-73 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत लीजडीड चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 10 / 2023 05 : 53 : 29 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:वकील गौतम मानेपाटील वय:25 पत्ता:कात्रज पुणे पिन कोड:411046	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:11 / 10 / 2023 05 : 53 : 46 PM

सह दुय्यम निबंधक हवेली-6

Payment Details

Sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Silver Spring Charitable Foundation	eChallan	00040572023101161679	MH009347708202324E	256100.00	SD	0004905700202324	11/10/2023
2		DHC		1023112314435	500	RF	1023112314435D	11/10/2023
3	Silver Spring Charitable Foundation	eChallan		MH009347708202324E	30000	RF	0004905700202324	11/10/2023

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

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या दस्ताचा एक भाग

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(एस. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-६

(एस. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-१

संगणक प्रमाणित नक्कल
एकुन पाने....1..... ते...24.....
संगणक पावती क्र...22886...
दिनांक...11 / 10 / 23...

मी नक्कल वाचली }
मी स्वतःहून घेतली }

अस्सलबरहुकुम नक्कल

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श्री रानक पाटील
यांना दिली समक्ष
दिनांक 11/10/2023

दुय्यम निबंधक
हवेली क्र.६, पुणे

THE SEAL OF JOINT SUB-REGISTRAR OFFICE
HAVELI