

42387
APPENDIX-H (18)
 Registered
 Lease deed

CHALLAN
 MTR Form Number-6

TOTAL FOR RS: 190000:00

GRN	MH00409903201536M	BARCODE	[Barcode]		Date	07/10/2015	Form ID	754
Department	Inspector	Number of Registration	30000.00	AMOUNT	07/10/2015	07/10/2015	USER	00000(NWS)
Type of Payment	Stamp Duty	Stamp Duty	160000.00	AMOUNT	07/10/2015	07/10/2015	Payment Details	
Office Name	MWS_NEVASA SUB REGISTRAR	Full Name	SUNSHARMA SURESH KOTILKA					
Location	AHMEDNAGAR	Flat/Block No.	15/11					
Year	2015-2016 One Time	Premises/Building						
Account Head Details		Amount in Rs.	160000.00	Road/Street				
		Amount in Rs.	30000.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (If Any)	REGISTRATION FEE FOR SECURE PARTY REGISTRATION			
				Remarks (If Any)	REGISTRATION FEE FOR SECURE PARTY REGISTRATION			
				Approved by				
				Words				
Payment Details	STATE BANK OF INDIA			[Bank Details]				
Cheque/DD Details				Bank C/P	[Bank C/P]			
				Bank Branch	STATE BANK OF INDIA			
				Serial No. / Date	Not Verified with Serial			



PRASHANT S. DESARDA
 SECRETARY

Om Shanti Bahu, Meshiya, Shivshan
 Fardha's Proprietor
 AYAL DEHA...
 17, Shiv... Colony, Ahmednagar

Principal
23E
 Smt

TALBHARI VAJPAYEE HOMOEOPATHIC MEDICAL COLLEGE & HOSPITAL
 A/P Jalhe BK, Devgad Phata, Tal-nevassa
 Dist Ahmednagar (MS) 414603

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CHALLAN
MTR Form Number-6

7901

GRN	MH004040903201516M	BARCODE	[Barcode]		Date	07-10-2015-11:58:49	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (if Any)				
	Registration Fee			PAN No. of Applicant				
Office Name	NWS_NEVASA SUB REGISTRAR			Full Name				
Location	AHMEDNAGAR			16, SHIVAJI NAGAR, AHMEDNAGAR				
Year	2015-2016 One Time			Flat/Block No.				
Account Head Details			Amount In Rs.	Premises/Building				
3030046001 Stamp Duty			180000.00	Road/Street				
3030000000 Registration Fee			30000.00	Area/Locality				
				Town/City/District				
				PIN				
				Remarks (if Any)				
				[Handwritten Remarks]				
				Amount in Words				
Payment Details			STATE BANK OF INDIA		CORPORATE BRANCH			
Cheque/DD Details			Bank C/A	REF No	CH 40150201500107181		0730651016	
Cheque/DD No			Date		07-10-2015-11:58:49			
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Serial No - Draw		[Handwritten]			



PRASHANT S. DESARDA

SECRETARY
Om Shanti Education Society's Institution
[Address]

Handwritten stamp with date 07-10-2015 and other details.

Principal
ATALBIHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL,
A/P Jalke BK, Devgad Phata, Tal-newasa
Dist Ahmednagar (MS) 414603



LEASE DEED

This lease deed is made and executed on ---
day of October 2015 by and between

स. व. सं.
का. सं. 238 / 2014
3/23

Subhash S/o Motilalji Desarda
Age: 65 yrs. occ: Agril
R/o: 77, Surana nagar, Jaina road, Abani.

(Hereinafter called the "LESSOR" which expression unless repugnant to the context and meaning thereof means and includes all his heirs, successors, and assignees in the interest of FIRST PART)

AND

Om SHANTI BAHUDDIESHI SHIKSHAN
SANSTHA, through its Secretary
Shri. Shankarlal S/o Bhikchand Gadiya
Age: Major occ; Agril
r/o: Aurangabad.
office of trust at plot no.17, Shriniketan
colony, Aurangabad.

Print
PRASHANT S. DESARDA
Secretary

Print
Principal
TALBHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL
A/P Jalke BK, Devgad Phata, Tal-newasa
Dist: Ahmednagar MS 414603

(Hereinafter called the "LESSEE" which expression unless repugnant to the context and meaning thereof means and includes all his heirs, successors, and assignees in the interest of SECOND PART)



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meaning thereof means and includes all trustees, assignees and representatives in the in the interest of (SECOND PART)

DESCRIPTION OF PROPERTY UNDER LEASE

Land gut no. 50/1, adm. 1 H 60 R (4 Acre) which is bounded as below

- East :- gut no. 47
- West :- Jalka, Khadka Shiv
- South :- same gut in the name of Harish Shinde & Rajendra Shinde
- North :- same gut in the name of Subhash Desarda (Remining) and Ashok shinde

Situated at village Jalka (Bk.) Tal. Newasa Dist. Ahmednagar.

Period of Lease :- 99 YEARS

Purpose of Lease :- in the interest of education, activity, propose to be conducted by the lessee.

Whereas, the lessor is owner and possessor of land referred herein above and the said land is free from all encumbrances.

And whereas, the lessee approached to the lessor and shown willingness of the trust for homoeopathic college, hospital, hostel and other related activities.

PRASHANT S. DESAI

Principal

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MEDICAL COLLEGE & HOSPITAL,
A/P Jalka BK, Devgad Phata, Tal-newasa
Dist Ahmednagar (MS) 414603



ब. व. सं.
दस्त क्र. 5-23/10/19
4/23

the education and demanded the land owned by lessor on lease.

And whereas, the lessee intended and also assured to complete the project of the college within short time and also expected certain construction work of the purpose of hospital and therefore it was also agreed to start the hospital in the name of wife of lessor namely "Ratnamala Subhashchandra Deshpande" and in future the lessor will also agreed to borne construction expenditure.

And whereas, both the parties have intention in respect of education activities and the lessor agreed to lease out the above referred the land for 99 years on the following terms and conditions.

NOW THIS DEED WITNESSEETH AS FOLLOW

- 1) The lesser has agreed to lease out the land owned by him for the object and purpose of the lessee for 99 years.
- 2) That, it is specifically agreed in between lessor and lessee that, the land under lease should not be used other than education activities as mentioned in preamble. in case of failure...

Principal
ALBIHARI VAJPAYEE HOMOEOPATHIC MEDICAL COLLEGE & HOSPITAL,
 A/P Jalte BK, Dewgad Phata, Tal-newasa
 Dist Ahmednagar (MS) 414603



न. व. सं.
दस्तावेज क्र. 238 / 3099
ए/ 23

other than educational activities in that event the lease deed will be automatically terminated.

3) it is agreed by the lessee to pay all revenue and taxes over the land, now and in future in the name of lesser or in the name of lessee in reference to the land under lease agreed to be borne by the lessee.

4) It is agreed by the lessee to pay nominal lease premium of Rs. 11,111/- (Eleven thousand one hundred and eleven only) per year.

5) It is also agreed that, the construction will be carried out by the lesser, Mrs. Ratnamala Subhash Desarda, prashant Subhash Desarda, and Mrs. Rakhi Prashant Desarda, and after construction it is binding on the lessee, that the name of the collage, hospital, hostel, will be given as per resolution of above four person, it may be in the name of ex-prime minister, Atalbihari Bajpiye or as suggested by above four persons. It is specifically agreed that, on this condition only the land agreed to be given

6) It is agreed that initially construction is proposed by the lessee and the

PRASHANT DESARDA
Principal
ATALBIHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL,
A/P Jalte BK, Devgad Phata, Tal-newasa
Dist. Ahmadnagar PINS. 414603



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नं. व. सं.
दस्ता सं. 823E/2094
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Cost of the same will be borne by the lesser and his family, and if more construction is required in future the same may be with the cost of lessee only.

7) it is specifically agreed that, after period of lease or default in terms of lease and or of termination the lessee have no right or claim over the constructed building and the same will be remained of the family of lesser in future.

8) That, the lessee may raise loan by mortgaging the property till the lease period.

9) The lessee is entitled to record the name in all revenue record and the lessee may give declaration or paper proclamation as required by law in future.

10) It is agreed that, in the proposed homeopathy college for day to day activity and for administration the name of lesser, his son prashant Subhash Desarda and daughter in law namely Mrs. Rakhi prashant Desarda may be in the committee or as per their advice. One member in the committee remain for the

Prashant Sarda
Principal
**TALBHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL**
A/P Jalke BK, Devgad Phata, Tal-newasa
Dist Ahmednagar MS 414603

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श. व. सं.
दस्ता क्र. १२३ ए-१२३४
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11) The parties agreed that, after sanction of homeopathic college in the name of lessee whatever the fund after sanction received by the trust the same shall be utilized for the development of college only and the same will be for the activity of college.

12) That, the lesser has purchased the said land on 11/8/2015 and stamp duty of the same was also paid by lesser. It is agreed by the lessor and lessee that, all the construction activities may be carried out in the name of trust or may be in the name of lessor, but the possession will remain of the trust for 99 years.

13) All the provisions of T.P Act are hereby agreed.

The lessor with all good intentions handed over possession of the land under lease for 99 years to the lessee and lessee agreed to pay the regular premium and also agreed to act as an according to the terms and condition agreed in between the parties.

Sd.

PRASHANTH

KALSHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL,
A/P Jalte BK, Devgad Phata, Tal-nawasa
Dist Ahmadnagar MS-414603



न. २३३
 दस्ता क्र. १२३३-१२०१५
 १/२३

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In witnesses whereof both the parties here unto have put their hands in presence of the witnesses mention here under.

Date: /10/2015

Executant

Witnesses

- 1) राधिका कुले
 वसुधा नारायणान कुले
 दा. देजापुर
- 2) Subhash Desarda
 उद्देशीय शिक्षण संस्था
 अ. अ. देजापुर

Lessor

(Signature)



Subhash moulaji Desarda

Lessee



S. G. Gadgiya

Om SHANTI BAHUDDIESHI
 SHIKSHAN SANSTHA,
 through its Secretary
 Shankarlal Binkhand Gadgiya

100101 - deqgabad - 431001
 Om Shanti Bahu-Uddeshiya Shikshan
 SECRETARY

SECRETARY
 Om Shanti Bahu-Uddeshiya Shikshan
 Sanstha, Aurangabad - 431 001.



PRASHANT S. DESARDA

(Signature)

Principal

**ATLBIHARI VAJPAYEE HOMOEOPATHIC
 MEDICAL COLLEGE & HOSPITAL,
 A/P Jalke BK, Devgad Phata, Tal-newasa
 Dist Ahmednagar (MS) 414603**

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गाव नमुना रोज

अहमदनगर जिल्हा

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (संशोधन करण व सुधारण) अधिनियम, १९७२ यातील विधम ३ -

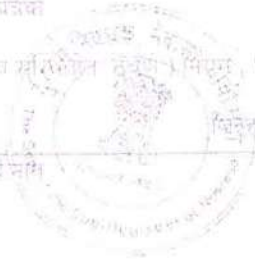
गाव : जळके बुद्रुक

तालुका : नेंब्रासा

जिल्हा

अहमदनगर

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भा.ल.व.द.रा.दे.म.मि.	
		भोगवटारार वर्ग -२		
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शेताचे न्यायिक नाव	क्षेत्र	आकार	अपण	म	चौकट	ज.म.स.	मूल्य
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सा.व.व.डा. योग्य क्षेत्र हे आर.चौ.मो.	भाऊसाहेब केशिनाथ शिंदे	१.४२.००	१.५०			१.४२२.००	१५०.०००.००
मूल्य २.२५.००	सोनाबाई मोहन व्यंकटार	०.८१.००	१.०			१.२०८.००	१००.००
	अशांक रामकिसन शिंदे	१.०३.००	१.२०			१.०३६.००	१२०.००
	(विलास फुलचंद लुणोया	०.८६.००	१.०			१.४२३.००	१००.००
	प्रकाश चिन्वनाथ शिंदे					१.४२३.००	१००.००
	मंदाबाई कातरभाई गाडेकर					१.४२३.००	१००.००
	नीलाबाई चिन्वनाथ शिंदे					१.४२३.००	१००.००
रकम ८.२५.००	रामबाई चिन्वनाथ शिंदे					१.४२३.००	१००.००
	रामबाई					१.४२३.००	१००.००
मं.कुं.र (लानवडो) अयोग्य	सामयिक रकम	०.८२.००				०.८२०.००	१००.००
अ. (अ)	लुणोया विलास लुणोया	१.००.००	१.२०			१.४२३.००	१००.००
अ. (ब)	सचेंद्र केशिनाथ शिंदे	१.४३.००	१.५०			१.४३३.००	१००.००
संख्या ०.०४.००	चंद्रकलाबाई रामकिसन शिंदे	०.०१.००	०.३			१.४२३.००	१००.००
आयतणे ८.७०	गुभाष मोतीराव देसाई	१.१३	१.२०			१.४२३.००	१००.००
मु.म.प.न.							
संशुद्ध आकारण							

PRASHANT S. DEBARDA
 Om Shanti
 23

Principal
 TALBIHARI VAJPAYEE HOMOEOPATHIC
 MEDICAL COLLEGE & HOSPITAL,
 A/P Jalke BK, Devgad Phata, Tal-newasa
 Dist/ Ahmednagar (MS) 414603

यास नमुना आहे

पिकाची नोंदणी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुविधा) अधिनियम, १९५२ च्या तरतुदीनुसार तयार करा]

क्र.सं.	हजारा	पिकाखालील क्षेत्राचा तपशील				पिकाचे जमीन स्वतःचे क्षेत्र	जमीन मालकी प्रकार	जमीन मालकी संख्या	जमीन मालकी क्षेत्र
		मिश्र पिका खालील क्षेत्र		निर्भेद पिकाखालील क्षेत्र					
		मिश्रपिकाचा प्रकार	प्रत्येका खालील क्षेत्र	अजल सिंचित	जल सिंचित				
		जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	पिकाचे जमीन स्वतःचे क्षेत्र			

महाराष्ट्र जमीन महसूल अधिकार

पत्रांक

दिनांक

जिल्हा



न. व. न.

दस्तावेज क्र. १२३६ / २०१५

१२/२३

Principal
TALBHARI VAJPAYEE HOMOEOPATHIC MEDICAL COLLEGE & HOSPITAL,
 A/P Jalte BK, Devgad Phata, Tal-nawasa
 Dist. Ahmednagar (MS) 414603

FRAGHANI S. BHEARDA

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दिनांक-अंक/सु.सं.दि.सं.सं.

क्रमांक

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नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १९६०

(१९६० चा अधिनियम २१)

म. व. सं.
द.सं. क्र. ४२३६/२०११
१६१२३

नोंदणी क्रमांक १५१/६०३/२०१०

याद्वारे असे प्रमाणित करण्यात येते की,

डॉ. प्रशांत वैजपायी श्री. प्रशांत वैजपायी

खालील तारखेस संस्था नोंदणी अधिनियम, १९६० (सन १९६० चा अधिनियम २१) अन्वये योग्यरित्या नोंदणी करण्यात आली.

तारीख: १६/११/२०११ राजी माझ्या ताहीनिशी दिले



Signature: Dr. Prashant Vaipai
16/11/2011
अध्यक्ष, राज्य परिषद
होम्योपॅथी
दोंडबाजार बरेल्य बंगला



P. B. Desai
डॉ. प्रशांत वैजपायी
अध्यक्षकारी अधिकारी
राज्य परिषद, न.सं.सं.

Principal
PRASHANT S. VAIPAI
ATLBIHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL,
A/P Jalite BK, Devgad Phata, Tal-newasa
Dist Ahmadnagar (MS) 414603

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

OM SHANTI BAHUDDSHIYA
SHIKSHAN SANSTHA

26/02/2001

Permanent Account Number

AAATO2508B



न. व. स.
कर का 235 रु. का
94123

यदि आप के बैंक / कार का पता बदलने का इच्छा है
आप को बैंक से पता बदलने का पत्र देना
होना चाहिए, असाधारण है।
बैंक के अधिकारी से संपर्क करें,
बैंक, पता - 411 045

If this card is lost / stolen, please inform / return to
Income Tax PAN Services Unit, NSD,
Jed T-106, Supplise, Mumbai,
New Hand Telephone Exchange,
Mumbai - 411 045
Tel: 91-20-27118650, 27118651
e-mail: info@pan-nsd.gov.in

PRASHANT K. DESAI *Pr.*
Principal
TALBHARI VAJPAYEE HOMOEOPATHY
MEDICAL COLLEGE & HOSPITAL,
A/P Jalbe BK, Dewgad Phata, Tal-nawasa
Dist. Ahmednager (MS) 414603

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHANKARLAL BHIKCHAND GADIYA
(HUF)

20/03/1947

Permanent Account Number

AAGHS1321C



श. व. ज.
दस्तावेज सं. ५-२३६/१९४७
१६/२३

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBHASH MOTILAL DESARDA
MOTILAL DESARDA

10/12/1945

Permanent Account Number

AXUPD2334F

(Signature)

Signature

PRASHANT S. DESAI

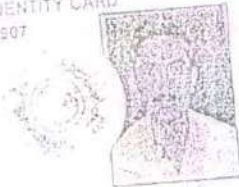
Off. Secy. to the Director, Income Tax

WALBHARI VAJPAYEE HOMOEOPATHIC
MEDICAL COLLEGE & HOSPITAL,
A/P Jalke BK, Devgad Phata, Tal. newasa
Dist. Ahmednagar (MS) 414603

15, Shivajinagar, Ahmednagar

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भारत निवडणूक आयोग
ऑटोखापर
ELECTION COMMISSION OF INDIA
IDENTITY CARD
VXUE344907



आधारचे नाव : आशोक रामकिसन शिंदे
E voter's Name : Ashok Ramkisan Shinde
वडिलारचे नाव : रामकिसन शिंदे
Father's Name : Ramkisan Shinde
लिंग/Sex : पुरुष / MALE



आधार कार्ड क्र. : 23E/2014/90123

Address: Devgad Phata, Dist. Jalgaon, Gujarat

221-नव्याने नोंदवलेले मतदान स्थान
व्यक्तिगत खाते क्र. :
व्यक्तिगत खाते क्र. :
Filing Signature of the
Electoral-Registration Officer
for 221-Nevanane Sub-Region

आधार कार्ड क्र. : 23E/2014/90123

न. व. सं.
वस्तु क्र. 23E/2014/90123
90123

भारत निवडणूक आयोग
ऑटोखापर
ELECTION COMMISSION OF INDIA
IDENTITY CARD
VXUE640104



आधारचे नाव : राजेशान मुले
E voter's Name : Rajeshan Mule
वडिलारचे नाव : राजेशान मुले
Father's Name : Rajeshan Mule
लिंग/Sex : पुरुष / MALE

आधार कार्ड क्र. : 23E/2014/90123

Address: Devgad Phata, Dist. Jalgaon, Gujarat

221-नव्याने नोंदवलेले मतदान स्थान
व्यक्तिगत खाते क्र. :
व्यक्तिगत खाते क्र. :
Filing Signature of the
Electoral-Registration Officer
for 221-Nevanane Sub-Region

PRASHANT S. DESARDA
Principal
ATALBIHARI VAJPAYEE HOMOEOPATHY
MEDICAL COLLEGE & HOSPITAL,
A/P Jalga BK, Devgad Phata, Tal-newasa
Dist Ahmednagar MS 414603

आधार कार्ड क्र. : 23E/2014/90123



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दस्तावेज गोपबारा भाग 2

29/23

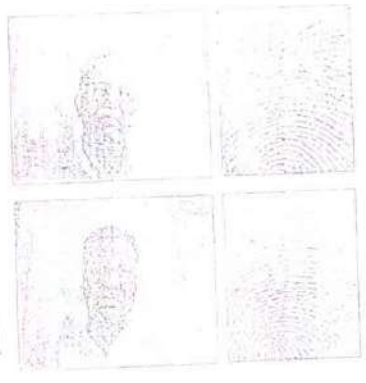
36

दस्तावेज संख्या: 4236/2015
दस्तावेज प्रकार: भाडेपट्टा

पट्टा क्र. 1. अधिकाधिक जात व पत्ता
 जात जात जाती बहुदुर्दैशिय शिक्षण नुस्खा चे येवरेली
 अधिकाधिक शिक्षण शादीया
 पत्ता: ... न, श्रीगाबाद, श्रीगाबाद (...)
 MAHARASHTRA, AURANGABAD, Non-
 Government
 पत्ता नंबर: ...
 पत्ता नुसरा सोनीगाबाद देवगड
 पत्ता: ... न, श्रीगाबाद, श्रीगाबाद (...)
 MAHARASHTRA, AURANGABAD, Non-
 Government.
 पत्ता नुसरा

पुस्तकावली पत्ता
 जात जात
 क्र. 00
 जात जात
 S. B. GARDIA

पत्ता नुसरा
 क्र. 00
 जात जात
 S. B. GARDIA

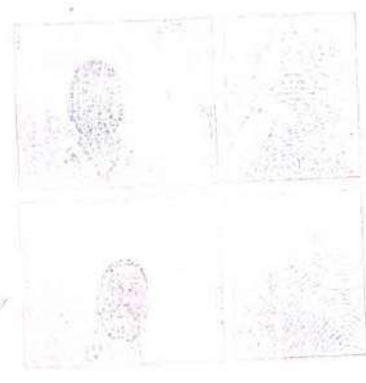


पुस्तक दस्तावेज संख्या देवगड नगरपालिका भाडेपट्टा नं 4236/2015 03-05-00 PM

पुस्तक दस्तावेज संख्या देवगड नगरपालिका भाडेपट्टा नं 4236/2015 03-05-00 PM

पट्टा क्र. 2. अधिकाधिक जात व पत्ता
 जात जात जाती सामान्य नुसरे
 क्र. 45
 पत्ता: ... न, देवगड नगरपालिका
 पिन कोड: 413701
 जात जात सामान्य शिक्षण
 पत्ता नुसरा
 देवगड नगरपालिका
 पिन कोड: 413701

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दस्तावेज संख्या: 07/10/2015 03:06:01 PM नोदणी पुस्तक 1 नं 10

Handwritten signature



EPayment Details

Payment Number

Defendant's Name

Principal
PRASHANT GARDIA
TALBHARI VAJPAYEE HOMOEOPATHY
MEDICAL COLLEGE & HOSPITAL,
 A/P Jalke BK, Devgad Phata, Tal-newasa
 Dist Ahmednagar (MS 414603)

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4286 17/03/15

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एकूण २३ पाने आहेत

दुय्यम निदेशक, अक्षा-१, नेवासा

पुस्तक उभारत आहे

इंग्रजी

दुय्यम निदेशक, अक्षा-१, नेवासा
दिनांक ०३ मार्च २०१५

PRASHANT S. D. JINDA
Principal
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VP Jalde BK, Devgad Phata, Tal-newasa
Dist. Ahmednagar MS 414603

38

फेरफारांची नोंदवही (फेरफार पत्रक)

15 R. 18

[महाराष्ट्र जमीन महसूल अधिकारी अधिलेख आणि नोंदवही (नियारकरण व सुस्थितीत देवण) नियम, १९७१ मधील नियम ५०]

गाव : जिल्हेचे धुं तालुका : नेपासा जिल्हा : अहमदनगर

नोंदवही अनुक्रम क्र.	संपादन केलेल्या अधिकाऱ्याचे स्वरूप	परिणाम झालेले गुणांक व उर्वरित गुणांक	संबंधी अधिकाऱ्याचे आचार्यी विवरण
४०६१	दि ०६/१०/२०१५ रोजी <u>वैजण्णिका</u> इतिहास तालीम शिक्षण संस्था यांच्या वतीने दाखल झालेल्या आर्किव्ह दस्तऐवजात दिनांक ०६/१०/२०१५ मधील नोंद क्र. ३११९ या वैजण्णिका वृत्तान्ताने द्वारि संस्थेचे फायदा नोंद.	४२१३	
४०६२	दि ०२/१०/२०१५ रोजी <u>आडपट्टी</u> शिक्षण संस्थाचे नोंदवही नोंद क्र. ५०१९ या वैजण्णिका वृत्तान्ताने द्वारि संस्थेचे फायदा नोंद.	५०१९	

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पोस्ट - मुळवडी, तालुका, जि. अ. नगर

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