394/1704 पावती Original/Duplicate Monday, February 01, 2021 नोंदणी के. :39म 12:58 PM Regn.:39M पावती कं.: 1791 दिनांक: 01/02/2021 गावाचे नाव: कोपरश्रेरणे दस्तऐवजाचा अनुक्रमांक: टनन11-1704-2021 दस्तऐवजाचा प्रकार: भाडेपट्टा सादर करणाऱ्याचे नाव: लेट . श्रीमती हंजाबाई गहलोत चॅरिटेबल ट्रस्ट तर्फे ट्रस्टी ओम खेमराज गहलोत - -नोंदणी फी ₹. 6600.00 दस्त हाताळणी फी ₹. 400.00 पृष्ठांची संख्या: 20 एकूण: र. 7000.00 आपणास मूळ दस्त , शंबनेल प्रिंट, सूची-२ अंदाजे 1:17 PM ह्या वेळेस मिळेल. Joint Sub Registrar Thane 11 बाजार मुल्य: रु.0 /-ठाषे छ. ११ मोबदला रु.659542/-भरलेले मुद्रांक शुल्क : रु. 33000/-1) देयकाचा प्रकार: By Cash रक्कम: रु 400/-2) देयकाचा प्रकार: By Cash रक्कम: रु 100/-3) देयकाचा प्रकार: eChallan रक्षम: रु.6500/-डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010841139202021E दिनांक: 01/02/2021 बैंकेचे नाव व पत्ता:



01/02/2021

सूची क.2

हुप्यम निबंधक : सह दु.नि. ठाणे 11

दस्त कमांक : 1704/2021

नोवंगी: Regn 63m

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नावार ।	नाव	٥.	dildra.	1

(1)विसेखाचा प्रकार

मादेपट्टा

(2)मोबदना

659542

(3) बाबारबाव(बाडेपटटवाच्या बाबवितपटटाकार काकारणी देतो की पटटेवार ते

(4) मू-मापन,पोटहिस्सा व परक्रमांक

(बसन्दास)

1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: ज्युनिजर कम सिनिवर दिशी कॉलेज टू बी. फार्मसी विद्री कॉलेव,प्रावमरी स्तुम,सेकंबरी बैंड हायर सेकंबरी एन्युकेशन,प्लॉट नं. 59,सेक्टर 14,कोपरखैरणे,नवी मुंबई. क्षेत्रफळ - 5589.34 बी.मी. एरिवा.((Plot Number : 59 ; SECTOR NUMBER : 14 ;))

(5) बेवपळ

1) 5589.34 ची.मीटर

(6) जाकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) बन्तऐबन करन बेणा-बातिहून ठेवणा-बा पक्षकाराचे नाव किंवा दिवाणी न्यावालयाचा हुनुमनामा किंवा बादेश मसस्यास,प्रतिवादिवे 1): नाव:-मेट. थीमती हंजाबाई गहलोत चॅरिटेबस ट्रस्ट तर्फे ट्रस्टी ओम खेमराज गहलोत - - वव:-59; पत्ता:-प्लॉट नं: -, बाळा नं: -, इमारतीचे नाव: गहलोत कॉम्पलेक्स, प्लॉट नं. 28ए, सेक्टर 10, सरसीळे बस डेपो समीर, (फेज -

2), नेस्क, नबी मुंबई, ब्लॉक तं: -, रोड तं: -, महाराष्ट्र, ठाणे. चित्र कोड:-400706 वेंत तं:-

(8)दस्तऐबज करून वेणा-या पश्चकाराचे व किंवा दिवाणी त्वाबालवाचा हुकुमनामा किंवा आदेश

1): नाव:-सिवको मिमिटेव तर्फे इस्टेट ब्रॉफिसर । ए. व्ही. वेदपाठक - - वय:-45; पत्ता:-, -, निर्वत, 2 रा मजला, नरीमन पॉस्ट, मुंबई , -, -, नरीमान पॉस्ट, MAHARASHTRA, MUMBAI, Non-Government पिन कोड:-400021 पेन नं:-AACCC3303K

बसन्वास,प्रतिवादिचे नाव व पत्ता (9) दस्तऐबब करून दिल्याचा दिनांक

29/01/2021

(10)दस्त नोंदणी केन्याचा दिनांक

01/02/2021

(11)अनुक्रमांक, खंड व पृष्ठ

1704/2021

(12)बाबारभावाधमाणे मुद्रांक शुल्क

33000

(13)बाबारमाबाप्रमाने नोंदणी शुक्क

6600

(14)शेरा

मुन्यांकनासाठी विचारात चेतलेला तपशील:-:

मुद्रोक सुरूप काकारताना निवदसेना अनुन्धेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

. बह दुव्यम विषयक वर्ज-२



Payment Details

Sr.	Purchaser	Туре	Verification no/Vendor	1				Deface
	LATE SMT		no/Vendor	GRN/Licence	Amount	beeU tA	Cleface Number	Detace
1	HANJABAI GAHLOT CHARITABLE TRUST	eChallan	69103332021012917628	MH010841139202021E	33000.00		0005078718202021	01/02/2021
2		By Cash			400	-		
3		By Cash			400	RF		
	LATE SMT				100	RF		
4	HANJABAI GAHLOT CHARITABLE TRUST	eChallan		MH010841139202021E	6500	RF	000507871820202	01/02/202

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



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REVALIDATION MODIFIED AGREEMENT

THIS REVALIDATION MODIFIED AGREEMENT, is made at CBD-Belapur, Navi Mumbai on this 29 day of January 2021. CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (I of 1956) and having its registered office at 'Nirmal', 2nd Floor, Nariman Point, Mumbai-400021, (hereinafter referred to as the "CORPORATION" which expression shall, where the context so admits, be deemed to include its successors and assigns) of the ONE PART.

AND

M/S. Late SMT. Hanjabai Gahlot Charitable Trust Regd. (Registration No. E-2087, Thane), having its Principle place of business at Gahlot Complex, Plot No. 28A, Sector 10, Opp. Sarsole Bus Depot, (Phase-II), Nerul, Navi Mumbai-400706 (hereinafter referred to as "THE LICENSEE" having Regn. No. MA27285 which expression shall where context so admits be deemed to include its successors and assigns) of the Other Part.

WHEREAS:

1. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on 12.10.1995 between the "Corporation" (therein in also referred to as 'The CORPORATION') of the One Part and the "Original License" (the ein also referred to as 'Licensee) of the Other Part, the Corporation on lease to the Lessee a piece and parcel of land trainer Plants of admeasuring 5589.34m2 with permissible F.S.I. Navi P in Serior 14, Koparkhairane, Navi Mumbai for Junior-Cum-Senior Legacia all 1888 (Referred to the 'said land'

2. Whereas the Licensee were supposed to submit the development plone to the planning Authority within six months from the date of Agreement and complete the construction within Four Years from the date of Agreement.

Estate Officer - I CIDCO Ltd., CIDCO Bhawan, Navi Mumbai - 400 614.

FOR LATE SMT. HANDAB (I GALLE)

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- 3. Whereas on the request of Original Licensee the said land was transferred to the New Licensee and subsequently the Tripartite Agreement was executed on 19.09.2003 between CIDCO of the First part and the Hindi Vidya Bhavan (Original Licensee) of the Second Part and Late. Smt. Hanjabai Gahlot Charitable Trust, (New Licensee) of the Third Part.
- 4. Whereas on request of the New Licensee the Corporation granted permission to use the said Plot No. 59, admeasuring 5589.34, Sector 14, Koparkhairane from present use of "Junior Cum Senior Degree College" to "B. Pharmacy Degree College, Primary School, Secondary & Higher Secondary Education"
- AND WHEREAS to the extent of permissible use of the 'Said Plot', it is necessary to modify the Principle Agreement to Lease.
- a) By an Agreement to Lease made at Bombay / Mumbai on 22nd day of March, 2004 between the Corporation of the One Part and the Smt. Hanjabai Gahlot Charitable Trust, Regd the Licensee, of the Other Part, subject to the fulfillment of terms and conditions of the said Agreement, the Corporation has agreed to grant to the Licensee, a lease of the land containing by measurement 5589.34m2 for the term of 60 (Sixty) years described in the Schedule there-under written (hereinafter referred to as the Principle Agreement) for a consideration of Rs. 6,59,542/- (Six lakhs Fifty Nine Five Hundred Forty Two Only). The said Principle Agreement is annexed hereto and marked thereon as ANNEXURE -A.

It was obligator on the part of the Licensee to pay the Stamp Duty on the part of the Licensee to pay the Stamp Duty on the part of the Licensee to pay the Stamp Duty on the part of the Licensee to pay the Stamp Duty on the Licensee to pay the Licensee to pay the Stamp Duty on the Licensee to pay the Lice

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Estate Officer - I CIDCO Ltd., CIDCO Bhawan, Navi Mumbai - 400 614.

FOR LATE SMT. HANDABAL GAHLOT CHARLTABLE TRUST



v. 500

FIVE HUNDRED RUPEES

पुष्टुक्यो रूपुर

Herring State

Rs. 500

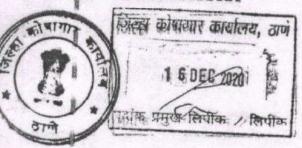
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महाराष्ट्र MAHARASHTRA

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REVALIDATION MODIFIED AGREE

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT COR MAHARASHTRA LIMITED,

AND

2.3.0.99 9006 2022 8 20

M/S. Late SMT. Hanjabai Gahlot

Charitable Trust (Regd.)

FOR LATE SMT. HANDABAT GAHLOT CHARLTABLE TRUST

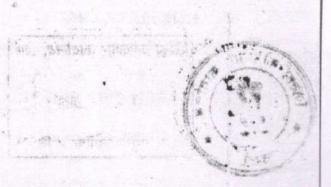
TRUSTEE

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Estate Officer - I CIDCO Ltd., CIDCO Bhawan, Navi Mumbai - 400 614.

जांडपत्र-२/ Annexure-II

६.मृद्रिक विक्री नीववही उत्तुः फ्रमांक	5 8598 दिनोक
२. इ.स.च्या सम्बार	Aar
३. १६- ानी करणार आहेत था?	ATT OF
¥ । ऐएएसत वर्णन् =	Smt. Hauja
५ र : शुक्राबोधे सम	* (3) (6)
६ ५ तम प्रशासन्त्रि नाव	(ts) = 0 = 1 = 1
७.चार ८ - ११: स्थान जल, पस्ता स सही	9/98118.0
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९ ताका व तत्व पूर्व च विक्रमालयो सदी व पत्याचा क्रमांच्य तक्षेत्र पुद्रांक विक्रांचे टिकाण/ पत्ता	रासदास कि. नहारनवर परवामः क. १६०२०२८ १५८/१०, स्कर-२१, नुष, स्क्रीपुंबा ४०० ७०३





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MCD End., CICLO Straws

- c) The Registrar of Assurances and Collector of Stamps, Pune, Maharashtra State has, vide Circular No. 617/2011/2008 dated 22.12.2011, stopped the registration of the documents, which are barred by limitations and which are submitted for Registration, on the basis of the Confirmation Deed.
- d) It is now necessary for both the parties hereto to execute the documents for revalidation of the Principal Agreement for the limited purpose of enabling the Purchaser to pay the Registration charges thereon and further to register the same with the Sub-Registrar.

THIS AGREEMENT IS THEREFORE WITNESSETH AND NOW IT IS HEREBY MUTUALLY AGREED BY & BETWEEN THE PARTIES AS FOLLOWS:-

- (i) Without prejudice to the terms and conditions stipulated therein, the Principle Agreement made on the 12th day of October, 1995 for a piece of land containing by measurement 5589.34m2 for the term of 60 (Sixty) years for Smt. Hanjabai Gahlot Charitable Trust, Regd for "Junior Cum Senior Degree College" to "B. Pharmacy Degree College, Primary School, Secondary & Higher Secondary Education" use at Plot bearing No. 59, Sector 14, Koparkhairane, Na Manual School Dist. Thane annexed herewith as ANNEXURE revalidated for a limited purpose for enabling the License to pay the stamp duty thereon and thereafter submitting the same to the State Registrar for Registration.
- for the limited purpose of fulfilling Licensee's obligation of paying 2078

 Stamp Duty and Registration of the Principle Agreement which

 annexed herewith as Annexure A

Estate Officer - I CIDCO Ltd., CIDCO Bhawan, Navi Mumbai - 400 614.

FOR LATE SMT. HANJABAT GAHLOT CHARITABLE TRUST

SCHEDULE

All THAT piece or parcel of land known as Plot No. 59 in Sector 14 of Koparkhairane, Navi Mumbai containing by measurement 5589.34 sq. mtrs. or thereabout and bounded as follows that is to say:

On or towards the North by

Plot No. 59A

On or towards the South by

15 Mtrs Wide Road

On or towards the East by

15 Mtrs Wide Road

On or towards the West by

Plot No. 60

And delineated on plan annexed hereto and shown thereon by a red color

WITNESS WITERE OF the parties hereto have hereunto set their hands and eal the day and if the year first above written:

WED AND DELIVERED for and on behalf Of the City & Industrial Development

Comporation of Maharashtra Ltd.,

The hand of shirt A. V. Vedpathak Estate Officer (I)

2.5 km O.B. Blow

In the presence of:

1. 8hi H. H. KO(1) AFECT)

2. Shri O'B. Bhorr CIT Play

TRUSTEE

Avedpathal

Estate Officer - I CIDCO Ltd., CIDCO Bhawan.

Navi Mumbai - 400 614.

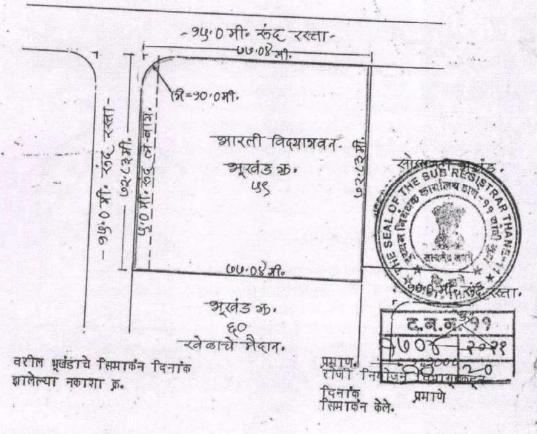


offite.

भूमापन विभाग, सिडको भवन

मोजमापासह कोपर रवेरठो नगरामधील क्षेत्र क्र. १४ भूखंड क्र. ४९ (आर.ती विद्रम पाँचा सिमार्जनाचा नकाशा विरिवेठ नित्रोजनकार (क्रमांचे पत्र क्र. शिडको / नियोजन (क्रसर)/ ८९९ दिनांक ८ १२०३ च्या नुसार सिमार्जनाचा नकाशा तयार केला

- क्षेत्रपत्त = ५५८९ ३४ ची जी. की. की.



धान विमानन नकाशा क्ष धान लिखिश निमोजनकार (छ) यांचे पद छ. विद्यों / निमोजन (छ)/८९९ हि 0८/ १२/ २००३ नुवार

सहा, मूमापक अधिकारी (2) सिंदको सर्वा,

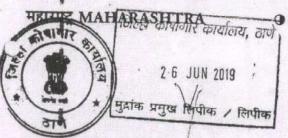
Estate Officer - I CIDCO Ltd., CIDCO Bhawan, Navi Mumbai - 400 614. नकाशा तयार करणार

Producer.

भूमापक.

FOR LATE SMT. HANJABAI GAHLOT CHARITABLETRUST





VH 607020



MODIFIED AGREEMENT

THIS MODIFIED AGREEMENT is made at CBD/Belapur, Navi Mumbai on this 11th day of July Two Thousand and Nineteen between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED incorporated under the Companies ACT, 1956 (1 of 1956) and paging its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai-109-021, which expression shall context so admits, be deemed to include its successor and assigns) Of the AND Late. Smt. Hanjabai Gahlot Charitable Trust (Registration no. E-2087, Thane), having its principal place of business at Gahlot Complex, Plot No.28A, Sector 10, Opp. Sarsole Bus Depot, (Phase-II) Nerul, Navi Mumbai-400706 (hereinafter referred to as 'The New Licensee') (which expression shall where the context so admits, be deemed to include its successor or successors, executors, administrator and representative of Other Part.

Estate Officer (II)
Coco Ltd. CloCo Bhawan,
Navi Mumbai - 400 614

CHARITABLE TO UST (REGD)

WHEREAS:-

- 1. By an Agreement to Lease made at CBD Belapur, Navi Mumbai On 12/10/1995 between the "Corporation" (therein also referred to as 'The CORPORATION') of the One Part and the "Original Licensee" (therein also referred to as 'Licensee) of the Other Part, the Corporation granted on lease to the Lessee a piece and parcel of land bearing Plot No.59, admeasuring 5589.34 M2 with permissible F.S.I. No. 1.0 in Sector 14, Koparkhairne, Navi Mumbai for Junior- cum- Senior Degree College (referred to the 'Said land').
- WHEREAS the Licensee were supposed to submit the development plans to the Planning Authority within six months from the date of Agreement and complete the construction within Four Years From the date of Agreement.
- 3. Whereas on the request of Original Licensee the Said land was transferred to the New Licensee and subsequently the Tripartite Agreement was executed on 19/09/2003 between CIDCO of the First part and the Hindi Vidya Bhavan (Original Licensee) of the Second Part And Late. Smt. Hanjabai Gahlot Charitable Trust, (New Licensee) of the Third Part.
- 4. WHEREAS on request of the New Licensee the Corporation granted permission to use the Said Plot No.59, admeasuring 5589.34, Sector-14, Koparkhairne from present use of "Junior cum Senior Degree College" to "B.Pharmacy Degree College, Primary School, Secondary & Higher Secondary Education".
- AND WHEREAS to the extent of permissible use of the 'Said Plot', it is necessary to modify the Principal Agreement to Lease.

THIS AGREEMENT THREFORE WITNESSTH AND NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The "Said Agreement" shall be read and construed that his consideration an amount of the additional lease premium of Rs. Separation of Rs. Lakh fifty Nine Thousand Five Hundred Forty Two Only) the Corporation granted permission to the New Licensee to use the Said Plot No.59 admeasuring 5589.34, Sector-14, Koparkhairne from present use of Plonior cum Senior Degree College" to "B.Pharmacy Degree College, Brionaly School, Secondary & Higher Secondary Education".

 The use should now be read as "B.Pharmacy Degree College, Primary School, Secondary & Higher Secondary Education" instead of "Junior cum Senior Degree College".

 That as varied and modified in the manner and to the extent as aforesaid, the 'Principal Agreement to Lease' dated 12/10/1995 shall remain binding on the parties here to and shall be of full value and effect.

The New Licensee shall use minimum 25% of the Areit Area Area Area HLOT original use (i.e. Junior cum Senior Degree College). CHARITABLE TRUST (REGD)

wan,

IDCO L

- 5. That, except the modifications made in this deed, all other terms and conditions mentioned under the said Principal Agreement shall continue to remain in force and shall be binding on the Corporation and the New Licensee.
- 6. That, stamp duty if any and registration charges in respect of this agreement shall be borne by the New Licensee alone.
- 7. That, on execution of this Modified Agreement, it shall from part of the said Principal Agreement and it shall be the duty of the New Licensee to annex this Modified Agreement to the principal Agreement and always disclose the existence of this Modified Agreement to all third parties.

SCHEDULE

ALL THAT piece or parcel of land known as Plot No. 59, in Sector-14, of Koparkhairne, Navi Mumbai containing by measurement of 5000 134000

thereabout and bounded as follows that is to say:-

On or towards the North by

: Plot No. 59A

On or towards the South by : 12 Mtrs. Wide Road

On or towards the East by

: 15 Mtrs. Wide Road

On or towards the West by

: Plot No. 60

And delineated on the plan annexed hereto and shown thereon by a red colour

boundary line.

IN WITNESS WHEREOF the parties hereto, have hereunto set t the day and year first herein above written.

SIGNED SEALED AND DELIVERED BY THE WITHINNAMED LICENSOR Mr. K.R. Shinde, Estate Officer (II)

In present of

1) Mr. Hemant Koli.

2) Mr. Omkar Bhoir.

SIGNED AND SEALED AND DELIVERED BY THE WITHINAMMED LICENSEE THE Chairman Late. Smt. Hanjabai Gahlot Charitable Trust

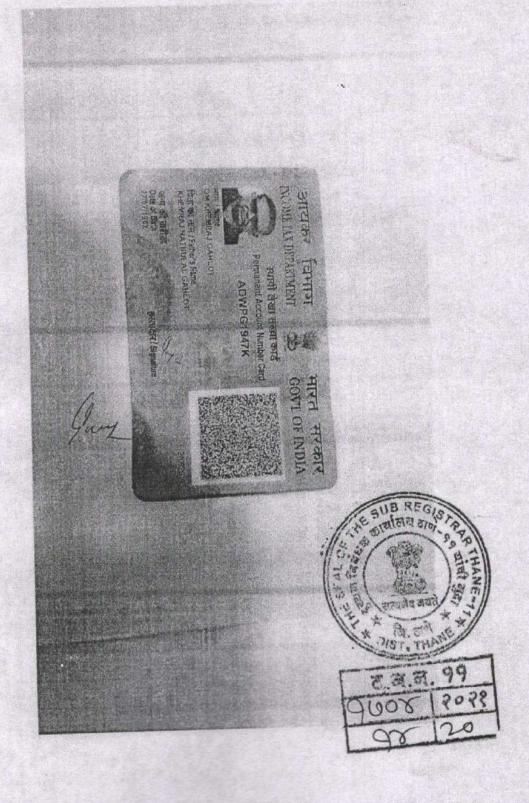
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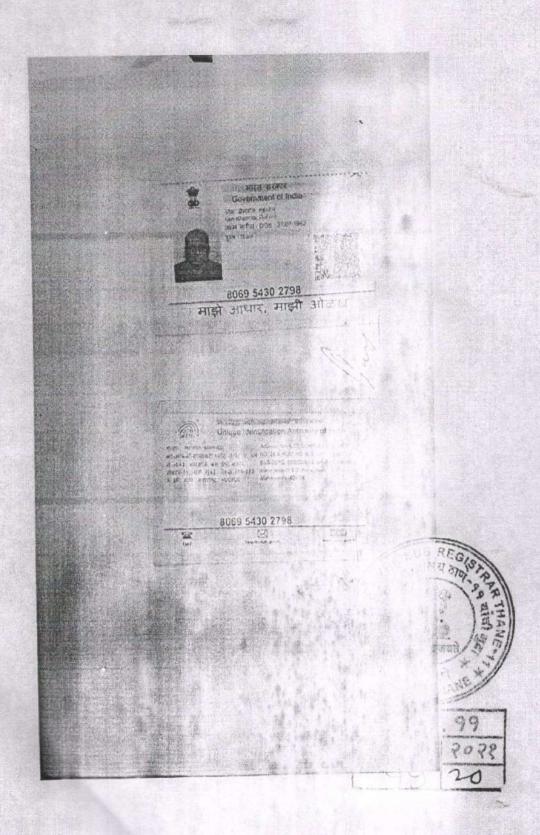
- 1) Mr. Hemant Koli.
- 2) Mr. Omkar Bhoir. Blog

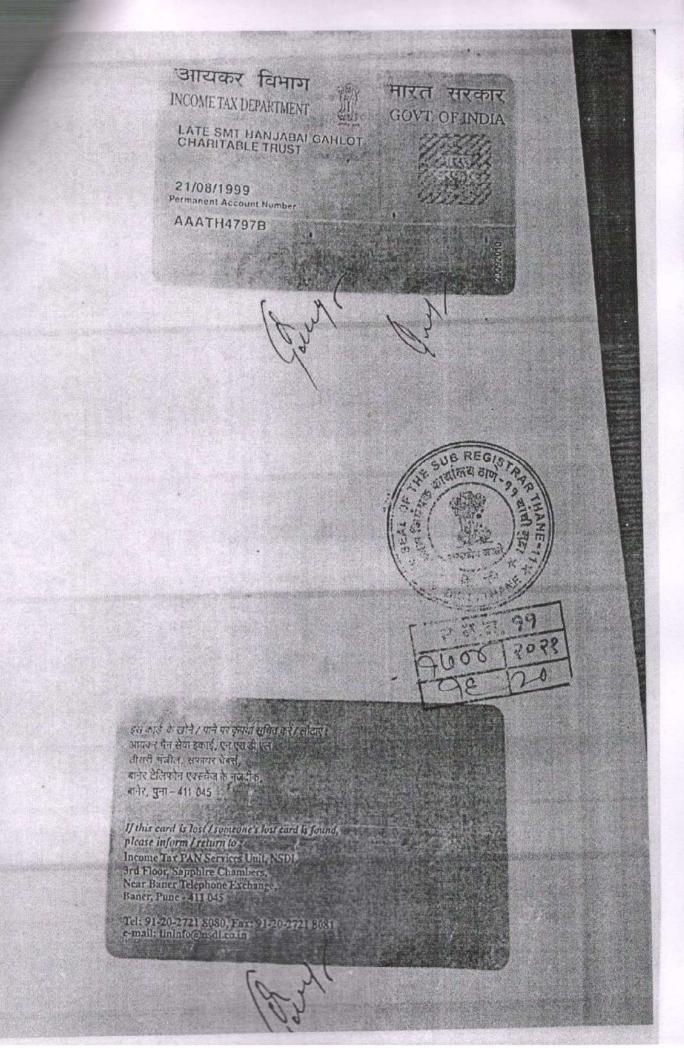
FOR LATE SMT. HANJA B CHARITABLE

Estaté Officer (II)

CIDCO Ltd. CIDCO Bhawan, Mumbai - 400 614















394/1704

सोमवार,01 फेब्रुवारी 2021 12:58 म.नं.

दस्त गोषवारा भाग-1

Management of the Bridge

रनन1 (२०) वस्त असाक: 1704/**2021**

दस्त क्रमांक: टनन11/1704/2021

बाजार मुल्य: रु. 00/-

मोबदला: रु. 6.59.542/-

भरलेले मुद्रांक शुल्क: रु.33,000/-

दु. नि. सह. दु. नि. टनन11 यांचे कार्यालयात

अर. कं. 1704 बर दि.01-02-2021

रोजी 12:56 म.नं. वा. हजर केला,

पानती:1791

पाव रितांक: 01/02/2021

सादरकरणाराचे नाव: ले**॰** . श्रीमती हेजां<mark>बाई ग</mark>हलीत चॅरिटेवल ट्रस्ट तर्फे ट्रस्टी ओम खेमराज **गहलीत** - -

नोंवणी फी

₹. 6600.00

दस्त हाताळणी की

₹. 400.00

पृश्वंची संख्या: 20

गकुण: 7000.00

Somes Breefing Line 1-12

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दस्ताचा प्रकार: भारपहा

मुद्रांक शुल्कः (एक) काणाचाही महानगरपालिके एक दिने विद्या करन उप-खंड (दोन) मध्य नमुद्र न केलेल्या काणत्याही कर्या क्रिकेटिंग

शिक्का के. 1 01 / 02 / 2021 12 : 56 : 05 PM नी बार (कार्याना)

शिक्त के. 2 01 / 02 / 2021 12: 57: 49 PM ची नेळ: (पी)

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दस्त क्रमांक ,टनन11/1704/2021 दस्ताचा प्रकार :-भाडेपट्टा

पक्षकाराचे नाव व पता अनु क.

> नाब:लेट . श्रीमती हंजाबाई गहलोत चॅरिटेवल टुस्ट तर्फे टुस्टी ओम पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गहलोत कॉम्पलेक्स, ष्ट्रॉट ने. 28ए, सेक्टर 10, मरमीळे वस हेपी समीर, (फेज - 2), नेरुळ, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.

नाव:सिडको लिमिटेड तर्फे इस्टेट ऑफिसर । ए. व्ही. वेदपाठक - -पता:-, -, निर्मल, 2 रा मजला, नरीमन पाँइट, मुंबई , -, -, नरीमान वय :-45 TITE, MAHARASHTRA, MUMBAI, Non-Government. पंत नंबर:AACCC3303K

पक्षकाराचा प्रकार भाडेकरू वय:-59 स्वाक्षरी:-मालक

खायानित्र

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वरील इम्ताऐवज करन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:01/02/2021 12:58:37 PM

यालील इसम असे निवेदीत करतात की ते दस्तऐवज करन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पट्वितात

अनु क्र. पक्षकाराचे नाव व पना

1 नाद:मुकेश चौरसिया - -बय:34 पत्ता:ऐरोली दिया नवी मुंब पिन कोड:400708

2 नाव:योगेश कंखर -वय:27 पत्ता:संकटर 19 वाशी नव पिन कोड:400703



द्धायाचित्र





अंगठ्याचा दसा





शिक्का क.4 ची वेंळू:01 / 02 / 2021 12 : 59 ; 18 PM

027 2021 12 : 59 : 32 PM नॉदणी पुस्तव 1 मध्ये शिक्षा क.5 ची बुद्ध

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2		By Cash			400	RF		
3		By Cash			100	RF		
4	LATE SMT HANJABAI GAHLOT CHARITABLE TRUST	eChallan		MH010841139202021E	C. C. S. Day	RF	0005078718202021 रात येतें की, सदर ह	01/02/2021

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