

प्रिती क.

22959

नोंदणी ३९ म.  
Regn. 39 m.

वस्तुऐवजाचा/अर्जाचा अनुक्रममांक

दिनांक २९/१२/०८ एत ११

वस्तुऐवजाचा प्रकार--

सादर करणाराचे नाव--

न.जा.ग.ग. शिंदे

आक्षेप

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी  
नक्कल फी (फोटोसाठी)  
पृष्ठांकनाची नक्कल फी  
टपालखर्च

२९.२२

नक्कल किंवा मापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

बंद-कलम २५ अन्वये

कलम ३४ अन्वये

अर्जावित नक्कल (कलम ५७) (फोटोसाठी)

इतर फी (गारोत पानावरील) बाबत

स्वीडन (पू.)

१९८०/२००२

३९५६

२९.१२

(P) २९००५

२९/१२/०८

एकूण

रु.	पै.
६५०/-	
६५०/-	

वस्तुऐवज

नक्कल

रोजी नयार

नोंदणीकृत डाकेने पाठवली जाईल.

या अर्जावित नक्कल देण्यात येईल.

दुय्यम निबंधक.

वस्तुऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

## 1152569 इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.  
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.



Tuesday, December 18, 2007

4:16:07 PM

**Original**

नोंदणी 39 म.

Regn. 39 M

**पावती**

पावती क्र. : 5772

गावाचे नाव खंडाळा

दिनांक 18/12/2007

दस्तऐवजाचा अनुक्रमांक

सवल - 05703 - 2007

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: कोहिनुर एज्युकेशन ट्रस्ट पॅन नं. AABTK2616D तर्फे ट्रस्टी उन्मेश मनोहर जोशी

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

520.00

रजदस्त (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

**एकूण**

रु.

30520.00

आपणास हा दस्त अंदाजे 4:30PM ह्या वेळेस मिळेल

**दुय्यम निबंधक**

लोणावळा

बाजार मूल्य: 49501000 रु. मोबदला: 1100000000 रु.

भरलेले मुद्रांक शुल्क: 6600000 रु.



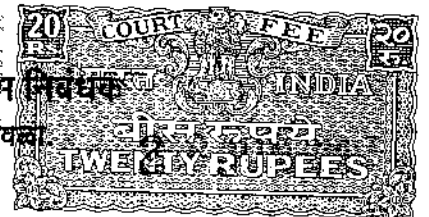
गावाचे नाव : खंडाळा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 110,000,000.00  
बा.मा. रु. 49,501,000.00

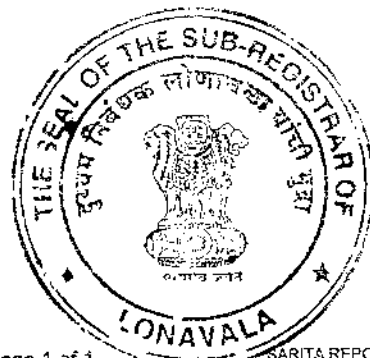
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 29 सिटीएस क्र.: 627 वर्णन: गाव मौजे खंडाळा येथील सर्व्हे नं. 29 (पार्ट) सि.स.नं. 627 (पार्ट) क्षेत्र 7566.80 चौ मी व त्यावरील दोन इमारत बांधकाम क्षेत्र 3782.18 चौ मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) हॉटेल एअरपोर्ट कोहिनुर प्रा.लि. पॅन नं. AAACH1577Q तर्फे डायरेक्टर उन्मेश मनोहर जोशी -; घर/प्लॉट नं. -; गल्ली/रस्ता: सेनापती बापट मार्ग; ईमारतीचे नाव: कोहिनुर भवन; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: दादर वेस्ट मुंबई; तालुका: -; पिन: 28; पॅन नम्बर: -
- (2) हॉटेल एअरपोर्ट कोहिनुर प्रा.लि. पॅन नं. AAACH1577Q तर्फे अधिकृत सही करणार शैलेश जे पाटील -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: दादर वेस्ट मुंबई; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कोहिनुर एज्युकेशन ट्रस्ट पॅन नं. AABTK2616D तर्फे ट्रस्टी उन्मेश मनोहर जोशी -; घर/प्लॉट नं. -; गल्ली/रस्ता: सेनापती बापट रोड; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: दादर वेस्ट मुंबई; तालुका: -; पिन: 28; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 18/12/2007
- (8) नोंदणीचा 18/12/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 5703/2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 6600000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह-दुय्यम निबंधक

लोणावळा



सह-दुय्यम निबंधक  
लोणावळा



HDFC BANK LTD.

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**

Serial No. :

102589

21601

Received From : Kohinoor Education Trust

Franking Amount : 11,00,000/-

Charges :

Total : 11,00,000/-

Vide P/O No. / Cash / Transfer Cheque 950780

Drawn on The Cosmos Co-op Bank, C.D.

or Cash towards franking of document

Signature / Stamps of Bank

Signature of Customer :

I confirm that I have checked the value franked and the bank is not liable for anything related to the document.

HDFC BANK LTD.

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**

No. :

102588

73797

From Hotel Airport Kohinoor Private Ltd.

Amount : 55,00,000/-

Charges : 55,00,000/-

Vide P/O No. / Cash / Transfer Cheque 950764

Drawn on The Cosmos Co-op Bank, C.D.

or Cash towards franking of document

Signature / Stamps of Bank

Signature of Customer :

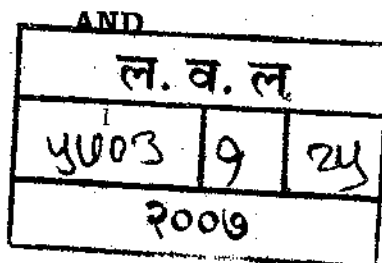
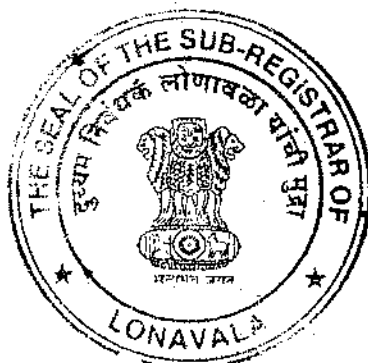
I have checked the value franked and the bank is not liable for anything related to the document.

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made at Mumbai this 18<sup>th</sup> day of December in the year Two Thousand and Seven.

**BETWEEN**

**Hotel Airport Kohinoor Private Limited**, a Company Registered under the Companies Act 1956 having its registered office at Kohinoor Bhavan, Senapati Bapat Marg, Dadar (west), Mumbai 400028, hereinafter referred to as "the Vendor" (which expression shall unless repugnant to the context or meaning thereof bind and include the its successors and permitted assigns) of the One Part.



102588

H.D.F.C. Bank Legal  
Department, Kanaka Mills Compound,  
Lower Panel, Mumbai-400013.  
D-5/STP(V)/C.R. 10/1003/2004/2042-44  
Reshma

भारत 74601 Special  
171494 Adhesive  
DEC 18 2007  
R. 11000000/-PB5135  
12:27  
INDIA STAMP DUTY MAHARASHTRA

H.D.F.C. Bank Legal  
Department, Kanaka Mills Compound,  
Lower Panel, Mumbai-400013.  
D-5/STP(V)/C.R. 10/1003/2004/2042-44  
Reshma

भारत 73797 Special  
169498 Adhesive  
DEC 15 2007  
R. 55000000/-PB5135  
11:30  
INDIA STAMP DUTY MAHARASHTRA

HDFC BANK LTD.

HDFC BANK LTD.

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**

Serial No. : **102589**

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**

No. : **102588**

Received From: **Kohinoor Education Trust**

From: **Hotel Airport Kohinoor Private Limited**

Franking Amount: **11,00,000/-**

Amount: **55,00,000/-**

Charges: **11,00,000/-**

Amount: **55,00,000/-**

Total: **11,00,000/-**

o. / Cash / Transfer Cheque: **950764**

Vide P/O No. / Cash / Transfer Cheque: **750780**

The Cosmos Co-op Bank Ltd.

Drawn on: **The Cosmos Co-op Bank Ltd.**

wards franking of document

or Cash towards franking of document

Stamps of Bank

Signature / Stamps of Bank

Customer

Signature of Customer

I have checked the value franked and the

I confirm that I have checked the value franked and the

bank is not liable for anything related to the document

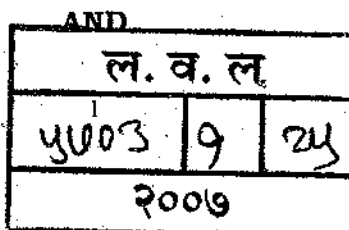
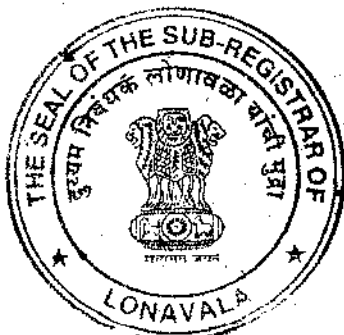
bank is not liable for anything related to the document

DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** made at Mumbai this **18<sup>th</sup>** day of December in the year Two Thousand and Seven.

**BETWEEN**

**Hotel Airport Kohinoor Private Limited**, a Company Registered under the Companies Act 1956 having its registered office at Kohinoor Bhavan, Senapati Bapat Marg, Dadar (west), Mumbai 400028, hereinafter referred to as "the Vendor" (which expression shall unless repugnant to the context or meaning thereof bind and include the its successors and permitted assigns) of the One Part.



Stamp Duty: **INDIA**  
Stamp Duty: **MAHARASHTRA**  
Stamp Duty: **Rs. 1100000/- PB5135**  
Date: **DEC 18 2007**  
Time: **12:27**

Stamp Duty: **INDIA**  
Stamp Duty: **MAHARASHTRA**  
Stamp Duty: **Rs. 5500000/- PB5135**  
Date: **DEC 15 2007**  
Time: **11:30**

**Mr. Unmesh Manohar Joshi, Managing Trustee of Kohinoor Education Trust**, a trust registered under the provisions of Bombay Public Trusts Act and having its office at Kohinoor Corporate office, Senapati Bapat Marg, Dadar (West), Mumbai 400 028, hereinafter called the Purchaser (which expression shall unless repugnant to the context or meaning thereof bind and include Trustees or Trustee for the time being of Kohinoor Education Trust and last survivor of them, their heirs, executors and administrators) of the Other Part;

WHEREAS:

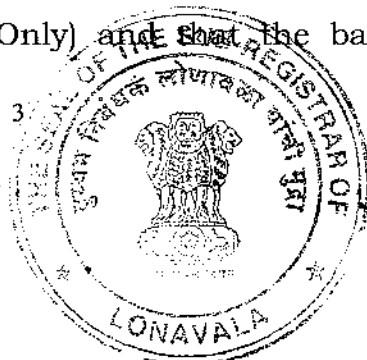
1. Vendor is the Owner of property bearing Survey No.29 of village Khandala and corresponding C.T.S. No.627 of City Survey Lonavala, along with various buildings standing thereon;
2. Kohinoor Education Trust is a registered Trust under the provisions of Bombay Public Trusts Act and having Registration No.E 24456 (Mumbai);
3. The objects of Kohinoor Education Trust include the objects such as establishing and running and/or promoting colleges, schools, educational institutes, study centers, coaching classes, technical & other training institutes, universities etc and other training institutes, universities etc., and other social objects for all persons irrespective of class, creed and community;
4. The purchaser is desirous of buying a part of the property belonging to the ~~vendor~~ <sup>estate</sup> at



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village Khandala, Taluka Maval, District Pune, bearing Survey No.29 of village Khandala, corresponding CTS No.627 of City Survey Lonavala admeasuring 7566.80 Square meters of land alongwith buildings standing thereon having built-up area admeasuring 3782.18 Square meters for imparting education and achieving the objects of the Trust (Hereinafter referred to as the "said property" ). The purchaser has approached the Vendor for the purchase of the said property more particularly described in Schedule I hereunder written and shown and marked on the plan in red coloured boundary line and annexed hereto as Annexure "A".

5. In pursuance of the abovementioned desire the purchaser contracted with the Vendor for the sale of the said property for the entire consideration of Rs.11,00,00,000/- (Rupees Eleven Crores Only), however the purchaser has requested the Vendor and the Vendor has agreed to accept a sum of Rs.10,00,000/- (Rupees Ten Lacs Only) presently as it is not possible for the purchaser to pay the aforesaid entire consideration amount on execution hereof. The Vendor has agreed to convey the said property on execution hereof to and unto the purchaser.
6. The purchaser has shown his willingness to purchase the said property for Rs. Rs.11,00,00,000/- (Rupees Eleven Crores Only) but has requested the Vendor for the time being to accept part consideration of Rs.10,00,000/- (Rupees Ten Lacs Only) and ~~that~~ the balance



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consideration of Rs.10,90,00,000/- (Rupees Ten Crores and Ninety Lacs Only) will be paid by the purchaser to the Vendor on or before 31<sup>st</sup> march 2013 along with interest at the rate of 12 % per annum. It is agreed that the purchaser shall mortgage the property to State Bank of India, the Vendor's banker or the Vendor or its nominee as the case may be for guaranteeing payment of the balance consideration together with the interest thereon at the rate of 12% per annum and that the mortgage shall stand released on the date of payment of the entire balance consideration alongwith interest due thereon together with the interest at the rate of 12% per annum.

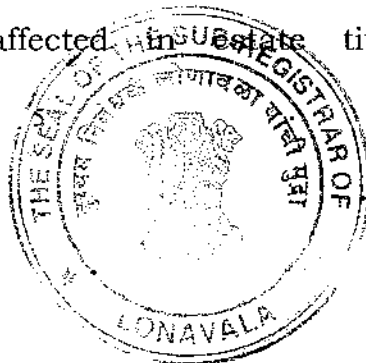
7. The Vendor is the lawful owner and is well and sufficiently entitled to, seized and possessed of, having sufficiently good and marketable title over the said property.

**NOW THIS DEED WITNESSETH** that pursuant to the aforesaid agreement and in consideration of the sum of Rs. Rs.11,00,00,000/- (Rupees Eleven Crores Only) and purchaser has paid Rs. 10,00,000/- (Rupees Ten Lacs Only) being part consideration to the Vendor on 18th December 2007 hereof (receipt whereof the Vendor doth hereby admit and acknowledge) and in consideration of the agreement between the Purchaser and the Vendor that the entire balance consideration together with the interest thereon at the rate of 12% per annum shall be payable on or before 31<sup>st</sup> March 2013, the Vendors do hereby forever acquit and release the Purchasers. The



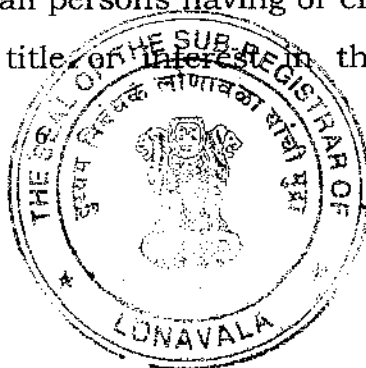
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Vendor doth hereby convey and transfer by way of sale the said property more particularly described in the Schedule hereunder written and shown and demarcated on the plan annexed hereto as Annexure "A". TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said property or any part thereof belonging or anywise appertaining thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the Purchasers absolutely and forever. AND the Vendor do so far as relates to his own acts and deeds only and no further doth hereby covenant with the Purchasers that he has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof he is prevented from that he the Vendor has not at any time hereto before made done executed omitted or knowingly or willingly permitted suffered or been party to privy to any act, deed, matter or thing whereby or by reason or means whereof he is prevented from conveying, transferring and assuring the said property in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are can shall or may be charged encumbered impeached or prejudicially affected in estate title or



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otherwise howsoever and that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming, by, from through under or in trust for him made, done committed, omitted or willingly suffered to the contrary, he the Vendor has in himself good right, full power and absolute authority to convey and assure the said property hereby granted, released, assured, conveyed or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all time hereafter peaceably and quietly to hold enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Vendor or by any person or persons claiming or to claim, from under or in trust for him AND the Purchasers shall hold the said property free and clear and freely and clearly and absolutely exonerated, and forever relieved and discharged or otherwise by the Vendor and well and sufficiently kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed occasioned and suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from, under or in trust for him AND FURTHER THAT he the Vendor and all persons having or claiming any estate, right, title, or interest in the said



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property hereby conveyed or any part thereof by, from, under or in trust for the Vendor or its successors and permitted assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the Purchasers in the manner aforesaid as shall and may be required by the Purchasers. SUBJECT HOWEVER TO the permanent right of way hereby granted and assured to the Vendor for the purpose of ingress and egress from and to any part of its property and it is agreed that the Vendor its successors and assigns, nominees, tenants, agents, servants and persons authorized by them shall at all times hereafter at their will and pleasure by day and by night and for all purposes with or without animals, carts, carriages, wagons, tractors, engines, motor cars or any vehicles laden or unladen to go, pass and repass and to drive cattle, sheep and other in along, over and upon all the internal roads, foot paths, walkways in the said property.

AND THIS INDENTURE FURTHER WITNESSETH that the Purchaser shall pay to the Vendor, the entire balance consideration of Rs.10,90,00,000/- (Rupees Ten Crores and Ninety Lacs Only) in respect of the said property on or before 31<sup>st</sup> March 2013 together with

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interest thereon at the rate of 12 % per annum payable from the date hereof till payment AND IT IS HEREBY FURTHER AGREED that the purchaser shall Mortgage the property to State Bank of India, the Vendor's Banker or to the Vendor or its nominee and the said Mortgage shall be released when the purchaser will pay the balance amount alongwith the interest due thereon.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective signature and seals the day and year first hereinabove written.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land admeasuring 7566.80 Square meters and two buildings standing thereon admeasuring 3782.18 Square metres, built-up area, situate at village Khandala, Taluka Maval, District Pune, bearing Survey No.29 (part) of village Khandala and corresponding C.T.S. No.627 (part) of City Survey Lonavala, and bounded as follows:-

On the East by property of the Vendor,

On the West by partly property of the Vendor and partly by Mumbai Pune Highway.

On the North property of the Vendor,

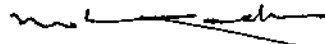

On the South property of the Vendor

AND marked on the plan hereto annexed as **Annexure "A"** in red coloured boundary line.



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4003	5	24
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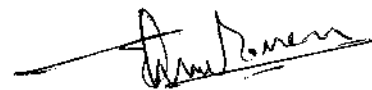
The Common Seal of Hotel Airport )  
Kohinoor Private Limited was hereunto )  
affixed pursuant to the Resolution )  
dated 7<sup>th</sup> November 2007 passed by its )  
Board of Directors in the presence of )  
Mr. Unmesh M. Joshi and )  
Mr. Shailesh J. Patil )  
duly authorized persons )  
who have set their respective hands )  
hereto in token thereof in presence of :

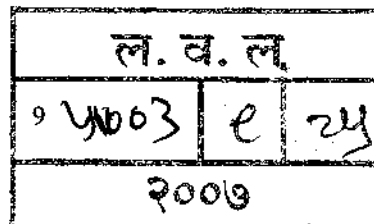
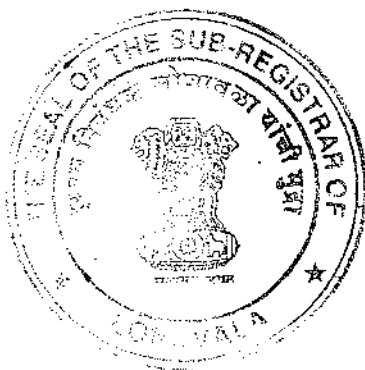
1.   
MOHAN M. GADRE
2.   
EBAN E. E. SOLOMON

And

For Kohinoor Education Trust through )  
its Managing Trustee )  
MR. UNMESH MANOHAR JOSHI )  
Duly authorized by the resolution dated )  
7<sup>th</sup> November 2007 in the presence of )

Witnesses: -

1.   
MOHAN GADRE
2.   
EBAN E. E. SOLOMON

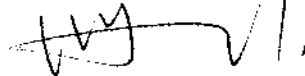


## RECEIPT

=====

Received from Kohinoor Education Trust, the sum of Rs.10,00,000/- Rupees Ten Lacs Only) vide Cheque No. 528684 dated 18.12.2007 drawn on The Cosmos Co-op. Bank Ltd., Pune, Dadar (West) Branch being the part consideration money to be paid by them to me for the purchase of land admeasuring 7566.80 Square meters and two buildings standing thereon admeasuring 3782.18 Square metres, built-up area, situate at village Khandala, Taluka Maval, District Pune, bearing Survey No.29 (part) of village Khandala and corresponding C.T.S. No.627 (part) of City Survey Lonavala.

Hotel Airport Kohinoor Private  
Limited

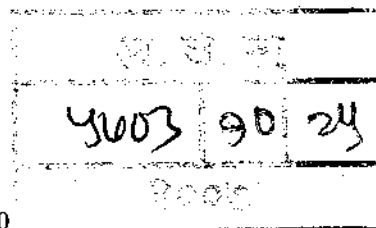


Unmesh M. Joshi  
Chairman & Managing Director  
Vendor

DATED: 18th December 2007



10



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACH1577Q



नाम /NAME

HOTEL AIRPORT KOHINOOR PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

25-02-1983

*RR Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड को खो /मिल जाने पर कृपया जारी करने वाले  
प्रधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पद्धति)  
ए. आर. ई. सेन्टर, मूलत  
ई-2, झन्डेवालीन एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :

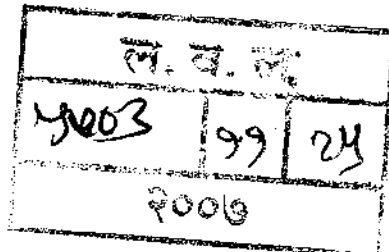
Director of Income Tax ( Systems )

ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

New Delhi - 110 055

*Handwritten signature*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KOHINOOR EDUCATION TRUST



19/09/2007

Permanent Account Number

AABTR2615D

13112007

यदि कार्ड के लोप/भीर पर कृपया सूचित करें/ लौटाने  
आयकर सेवा यूनिट को/ पत्र प्रेषित करें  
पहली मंजरी, टाईम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,  
लोअर परेल, मुंबई-400 013

If this card is lost / someone's lost card is found,  
Please Inform / return to :

Income Tax PAN Services Unit, NSDL

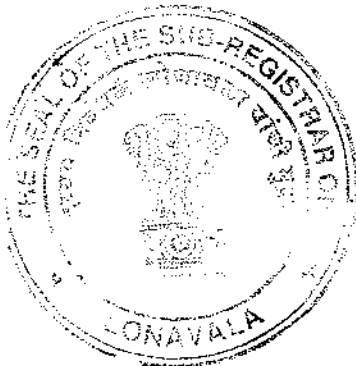
1st Floor, Times Tower,

Kamala Mills Compound,

S.B. Marg, Lower Patel, Mumbai - 400 013

Tel: 91-22-2495 6664 Fax: 91-22-2495 0664

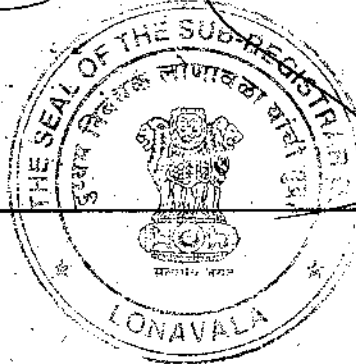
email: [itn@nsdl.co.in](mailto:itn@nsdl.co.in)



ल. व. ल		
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२००७		

# शिक्षा

सर्वे नं. पट क्रमांक	हि. क्र.	धारणा प्रकार	गा. नं. क्र. ७ ९३४ ३९२ १३८४ ९३५	खाते क्र.
२९		मालकाचे नाव काळी कावसाजी		कुळाचे नाव खंड
भू. मा. क्रमांकाचे स्थानिक नाव		विनशा काळी कावसाजी		इतर अधिकार
लागवड योग्य क्षेत्र	हेक्टर	आर	कमब काळी कावसाजी	१२२४
जिरायत ...	३=	१९	१५ फुट तंबिया	
बागाईत ...			मोपण हिंदुस्थान	
भात शेती ...			पेहेडिया कापारबा	
एकूण ...	३=	१९	१०९४	
पो. ख. ...				
वर्ग (अ) ...	०=	२९		
वर्ग (ब) ...				
एकूण ...	३=	४८		
आकार ...	रुपये	पैसे	९१३	
जुडी अथवा विशेष	२=	५०		
आकार पाण्याबाबत ...				
एकूण				



41003 93 24

गा. नं. क्र. ७ अ				गा. नं. क्र. १२												
वर्ष	जमीन करणाराचे नाव	रीत	हंगाम	मिश्र पिकाचे एकूण क्षेत्र			पिकाखालील क्षेत्र			अमिश्र पिकाचे क्षेत्र			पडीक व पिकास निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
				मिश्र पि. संकेतांक	जलसिंचित	अजल सिंचित	पिकाचे नाव	जलसिंचित	अजल सिंचित	मिश्र पि. संकेतांक	जलसिंचित	अजल सिंचित	प्रकार	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२००६	२००६	२००६	२००६													
असल जवकल तयार तारीख ९/५/२००६																
गाव कासगार तलाठी मोजे २०५१००																

અસ્સલ નક્કલ દિલી.

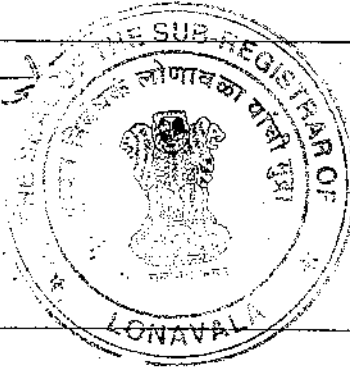
तयार तारीख

गाव कामगार तलठिठुक मावळ, जि. पुणे

626	पु. अ. ८४६ दि. ३-२-८९	दि. २९	दी. ली. क. ३
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कायदा ३-२९

दी. ली. क. ३



ल. व. ल		
५७०३	९४	२५
२००७		

स. व. का १९५६ का बचन मानावे कायदाकायदा स. व. स. कायदा  
१९५८ बचनमानावे कायदानुसार व. स. व. कायदा मानावे संबंधी  
कायदानुसार अथवा कायदाचे शांतत केले.

२४/१८

दफ्तरीजादेशक  
प. अ. लो. ३७५८८  
दि. २/२/८९ लावले  
६ महिने मानावे

E

पंधरा फूट रुंदीचे क्षेत्रामध्ये  
विस्तृत प्लॉटमध्ये कापलेले ति.  
सुंदरचा जमीन कापराचा छेद  
क्षेत्र हे कार  
०-०७.०२

दि. ३१.१२.०७  
स. व. पुणे

कायदा अधिकारी  
लोणावळा गाव



परीक्षक  
परीक्षक

परीक्षक भू मापक लोणावळा

५ ४ ३

नवला वि. २०१  
नवला वि. १८१११०५  
नवला वि. १८१११०५  
नवला वि. १८१११०५  
नवला वि. १८१११०५

# LONAVALA MUNICIPAL COUNCIL

## OCCUPANCY CERTIFICATE

**From :** Chief Officer  
Lonavala Municipal Council

**No. :** ENG/BP/60/95-96 + 129/2003-04

**Date :** 28/9/2006

1244

**To,**

Kali Cawasji, Hotel Airport Kohinoor Pvt. Ltd.,  
C/o. Vishwas S. Kotkar,  
Associated Planners,  
Architect & Valuer,  
Lonavala.



ल. व. र.		
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२००६		

**Sub. :** OCCUPATION CERTIFICATE FOR Kohinoor Educational Global Campus including Academy Building (Administration & Computer Lab), Activity Center, Hostel Building and Principal Cottage in land bearing City Survey No. 627 (Revenue Survey No. 29), of Village Khandala, Lonavala, Taluka Maval, District Pune (M.S.)

**Ref. :** Your Letter Dated 28/08/2006.

**Dear Sir,**

With reference to your above application I am pleased to grant your Occupation Certificate in respect of Kohinoor Educational Global Campus including Academy Building (Administration & Computer Lab), Activity Center, Hostel Building and Principal Cottage in land bearing City Survey No. 627 (Revenue Survey No. 29), of Village Khandala, Lonavala, Taluka Maval, District Pune (M.S.)

For which building permission was granted vide this office letter No. ENG/BP/60/95-96 + 129/2003-04 dated 03.02.2005 on the following conditions.

1. All Portion of the buildings shall be used for the specific purpose as shown on the sanction / Record Plans.
2. If it is noted that the information, Record Plans and other details supplied by the owner / Architect is false or wrong the occupation certificate shall stand cancelled and applicant will be liable for action under such consequences as mentioned in relevant provisions of M.R.T.P. Act, 1965. and the undersign reserve the right to revoke or modify the Occupation Certificate granted.

Now this office wants to assess your above said construction of above building. I have therefore to request you to supply to this office the following information within 8 days from the receipt of this letter, failing of which the letting value will be decided by the officer according to Municipal Estimation.

Whether the house is meant to rented, if so the rental expected exclusive of furniture & electricity.



Yours faithfully,

Chief Officer,  
Lonavala Municipal Council.

**C.C. To, ;**

1. Tax Inspector, L.M.C.,
2. Building Inspector, L.M.C.

# KOHINOOR EDUCATION TRUST

Kohinoor Corporate Office, Senapati Bapat Marg, Dadar (West), MUMBAI 400 028  
Tel No.022 66530000 Fax 022 66530011

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES OF KOHINOOR EDUCATION TRUST HELD ON 7<sup>th</sup> NOV. 2007 AT THE REGISTERED OFFICE OF THE TRUST AT KOHINOOR CORPORATE OFFICE . SENAPATI BAPAT MARG, DADAR (WEST) , MUMBAI 400028. AT 3.00 P.M.

The following Trustees were present:

1. Shri. Unmesh Manohar Joshi
2. Smt. Anagha Manohar Joshi
3. Smt. Madhavi Unmesh Joshi

## Purchase of property from M/s. Hotel Airport Kohinoor Private Limited

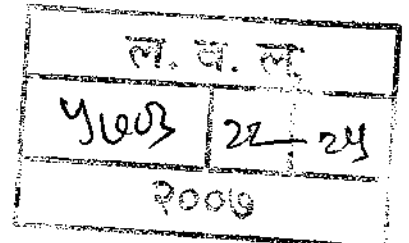
The Chairman informed the Board that it has become absolutely necessary to own landed property as per the norms of All India Council for Technical Education (AICTE) and also it was informed that, without(AICTE) approval, it is not possible to run the private courses in India successfully so as to carry out the objects of the Trust.

In order to enable the Trust to carry out the objects , the Trustees have approached Hotel Airport Kohinoor Pvt. Limited who are in possession of Land admeasuring 7566.80 sq.mtr. and two Building standing thereon admeasuring 3782.18 sq.mtr. built-up area situated at Village Khandala, Tal. Mawal, Dist Pune bearing survey no. 28(p) of Village Khandala & corresponding to CTS to 627(p) of city survey Lonavala.

Hotel Airport Kohinoor Pvt. Ltd. has agreed to sell the property for lumpsum consideration of Rs. 11 Crore and granting time for payment upto 31.3.2013. In lieu of above an equitable mortgage is to be created by the Trust in favour of State Bank of India, IFB Branch, Cuffee Parade as a guarantee for payment of consideration.

The draft Deed of conveyance was also put before the Board and was pursued by the Board. After discussion the following resolutions were passed:-

“RESOLVED THAT the consent of the Board of Trustees be and is hereby given to the Trust for entering into Deed of Conveyance with Hotel Airport Kohinoor Private Limited for purchase of all that piece and parcel of Land admeasuring 7566.80sq.mtr. and two Building standing thereon admeasuring 3782.18 sq.mtr. built-up area situated at Village Khandala, Tal. Mawal, Dist Pune bearing survey no. 28(p) of Village Khandala & corresponding to CTS to 627(p) of city survey Lonavala for a total consideration of Rs. 11 Crore with the terms that the Trust will pay Rs. 10,00,000/- (Rupees Ten Lacs only) at the time of execution of Deed of Conveyance and balance amount will be paid by the Trust along with the interest calculated at the rate of 12% per annum on or before 31<sup>st</sup> March 2013.



# KOHINOOR EDUCATION TRUST

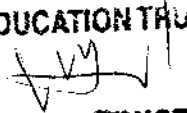
Kohinoor Corporate Office, Senapati Bapat Marg, Dadar (West), MUMBAI 400 028  
Tel No.022 66530000 Fax 022 66530011

RESOLVED FURTHER THAT Shri Unmesh Manohar Joshi , Managing Trustee of the Trust be and is hereby authorized to execute the Deed of Conveyance, as per the draft placed before the Board and initialed by the Chairman for the purpose of identification on behalf of the Trust with Hotel Airport Kohinoor Pvt. Ltd .

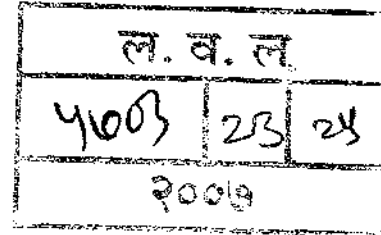
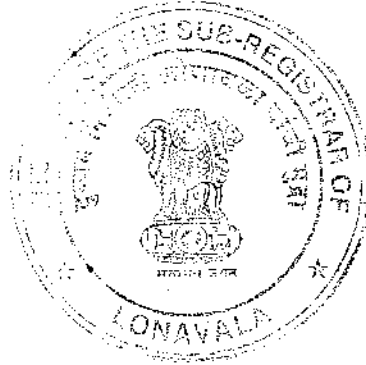
RESOLVED FURTHER THAT Shri Unmesh Manohar Joshi. Managing Trustee of the Trust be and is hereby empowered to do the other necessary acts and authorized to sign the Deed of Conveyance and to present this Deed of Conveyance before the Registrar. Sub Registrar or any other authority to admit execution thereof, and to do all other acts, deeds matters and things necessary to complete the registration of Deed of Conveyance.

**TRUE COPY**

For KOHINOOR EDUCATION TRUST

  
**TRUSTEE**

Sd /-  
( Unmesh M.Joshi )  
Managing Trustee



18/12/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

लवल

दस्त क्र 5703/2007

२४२५

4:17:22 pm

लोणावळा

दस्त क्रमांक : 5703/2007

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: कोहिनुर एज्युकेशन ट्रस्ट पॅन नं. AABTK2616D

तर्फे ट्रस्टी उन्मेश मनोहर जोशी - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: सेनापती बापट रोड

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: द

लिहून घेणार

वय 42

सही



2

नाव: हॉटेल एअरपोर्ट कोहिनुर प्रा.लि. पॅन नं.

AAACH1577Q तर्फे डायरेक्टर उन्मेश मनोहर जोशी -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: सेनापती बापट मार्ग

ईमारतीचे नाव: कोहिनुर भवन

ईमारत नं: -

लिहून देणार

वय 42

सही



3

नाव: हॉटेल एअरपोर्ट कोहिनुर प्रा.लि. पॅन नं.

AAACH1577Q तर्फे अधिकृत सही करणार शैलेश जे

पाटील - -

पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

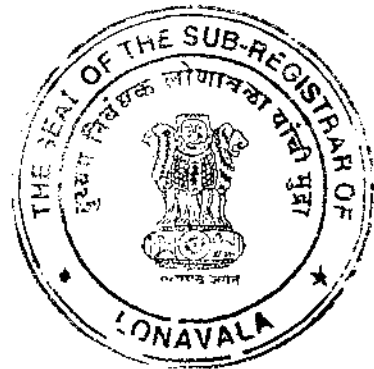
पेट/वसाहत: -

शहर/गाव: स

लिहून देणार

वय 48

सही





## दस्त गोषवारा भाग - 2

लवल

दस्त क्रमांक (5703/2007)

२५/२५

दस्त क्र. [लवल-5703-2007] चा गोषवारा

बाजार मुल्य : 49501000 मोबदला 110000000 भरलेले मुद्रांक शुल्क : 6600000

दस्त हजर केल्याचा दिनांक : 18/12/2007 04:11 PM

निष्पादनाचा दिनांक : 18/12/2007

दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/12/2007 04:11 PM

शिवका क्र. 2 ची वेळ : (फ्री) 18/12/2007 04:16 PM

शिवका क्र. 3 ची वेळ : (कबुली) 18/12/2007 04:18 PM

शिवका क्र. 4 ची वेळ : (ओळख) 18/12/2007 04:18 PM

दस्त नोंद केल्याचा दिनांक : 18/12/2007 04:18 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख घटवितात.

1) निखिल धनंजय कविश्वर , घर/प्लॅट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : लोणावळा

तालुका : मावळ

पिन : -

2) सुनिल- तळेकर , घर/प्लॅट नं. -

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : सदर

तालुका : -

पिन : -

दु. निबंधकाची सही,  
लोणावळा

पावती क्र.: 5772 दिनांक: 18/12/2007

पावतीचे वर्णन

नांव: कोहिनुर एंज्युकेशन ट्रस्ट पॅन नं.

AABTK2616D तर्फे ट्रस्टी उन्मेश मनोहर जोशी

- -

30000 : नोंदणी फी

520 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फ्री

30520: एकूण

दु. निबंधकाची सही, लोणावळा

दिनांक : 18/12/2007

५७०३ नं.चे नोंदला

दुय्यम निबंधक श्रेणी

लोणावळा

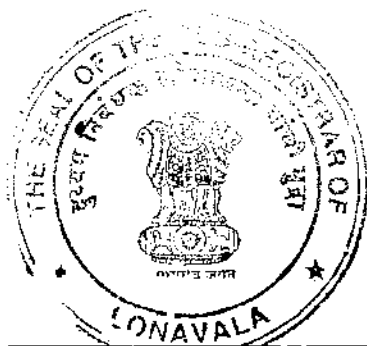
दिनांक १८/१२/२००७

असे प्रमाणित करण्यात येते की,

सदर दस्तऐवजस एकूण ..२५५. पाने आहेत

दुय्यम निबंधक श्रेणी

लोणावळा



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DATED THIS 18th DAY OF December 2007

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BETWEEN

**Hotel Airport Kohinoor Private Limited**

**..VENDOR**

**AND**

**Kohinoor Education Trust**

**.. PURCHASER**

**DEED OF CONVEYANCE**