

Annexure B

CERTIFICATE OF LAND

File No. VaSuli/KS-73/ Date - 19.5.2024

Certified that the land measuring **8000 sq.meters.** is owned by the **Hariram Abasaheb Jagtap, Jaypal Venkatrao Phulmante & Sunil Bhalchandra Kulkarni.** By way of sale deed (In case of allotment of Land, if it is not perpetual, periodicity of allotment to be mentioned from _____ to _____) It is further certified that owner of the land has leased the said land to **J.P.K. Pratishthan Ahmedpur Dist. Latur** (Name of the school/ Society/Trust /Company under section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of **33 years** from **18/02/2021 to 17/01/2054.**

| Particulars | Details |
|---|--|
| Plot No (s)survey No. (s) /khasra No (s)/khata No(s)/ khatauni No | Survey no. 104 |
| Name of street/village, Sub Division, District and state | Ahmedpur – Jawalga road, Malegaon (kh.) Ahmedpur, Latur and Maharashtra. |

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **Samarth Public School & Jr. College. Jawalga road. At . Malegaon (kh.) Tq. Ahmedpur, Dist. Latur State. Maharashtra.** (Name of the School with name of street , village, sub – division and district) Run by name of **J.P.K. Pratishthan, Ahmedpur.** (Society / Trust/Company under section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **8000 square meters** Situated in **survey no. 104** [plot No. (s)/ survey No. (s) / khasra No. (s)] **Ahmedpur – Jawalga road, Malegaon (kh.) Ahmedpur, Latur and Maharashtra.** (name of street / village , sub division , and state) and bounded as follows:

North :- Land of Raju Chewale.

East :- 33' (Jawalga – Malegaon) Shiv Rasta.

West :- Land of Shri. Pandurang Babar.

South :- Ahmedpur – Jawalga road.

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB REGISTRAR/ EQUIVALENT



(Stamp and Signature of the land authority)

(Name of Officer) Paipal S.m.

(Name of District) Latur

SUB REGISTRAR OFFICE AHMEDPUR DIST. LATUR (M.S.)

SALE DEED - DOCUMENT NO. 1361/2020

9389/2020

CHALLAN
MTR Form Number-6

दोकेन क्र. 22

| | | | | | | | | |
|-----------------------------|--------------------|---------|--|--|---------------------------|---------|---|---|
| QRN | MH001067902202021E | BARCODE | Date | | 09/08/2020-14:05:46 | Form ID | 25.1 | |
| Department | | | Inspector General Of Registration | | | | | |
| Stamp Duty | | | Payor Details | | | | | |
| Type of Payment | | | Registration Fee | | TAX ID / TAN (If Any) | | | |
| | | | | | PAN No. (If Applicable) | | | |
| Office Name | | | AMP AHMADPUR SUB REGISTRAR | | Full Name | | | MARIRAM ABASAHEB JAGTAP |
| Location | | | LATUR | | Flat/Block No. | | | GAT NO 164 AREA 90 R |
| Year | | | 2020-2021 One Time | | Premises/Building | | | |
| Account Head Details | | | Amount in Rs. | | Road/Street | | | MALEGAON KH |
| 0030040401 Stamp Duty | | | 10100.00 | | Area/Locality | | | MALEGAON KH |
| 0030063301 Registration Fee | | | 2100.00 | | Town/City/District | | | |
| | | | | | PIN | | | 4 1 3 |
| | | | Remarks (If Any) | | | | | |
| | | | Second Party Name: VIJAYA KAILAS GIRI GOSWAMI- | | | | | |
| | | | Amount in | | | | | Twelve Thousand Two Hundred Rupees Only |
| Total | | | 12,200.00 | | Words | | | |
| Payment Details | | | BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | | Bank CIN | | Ref. No. | | 02202292020060905491 98211545 | |
| Cheque/DD No. | | | Bank Date | | RBI Date | | 09/08/2020-14:05:46 Not Verified with RBI | |
| Name of Bank | | | Bank Branch | | BANK OF INDIA | | | |
| Name of Branch | | | Scroll No. Date | | Not Verified with Scroll | | | |

Department ID: 9421093256

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

सदर चालन दोकेन क्र. 9389/2020 निलंबित कार्यालयत नोंदणी करवावयास दस्तऐवजी समु आते. नोंदणी न करवावयास दस्तऐवजी सदर चालन समु अटी.



NOTARIAL



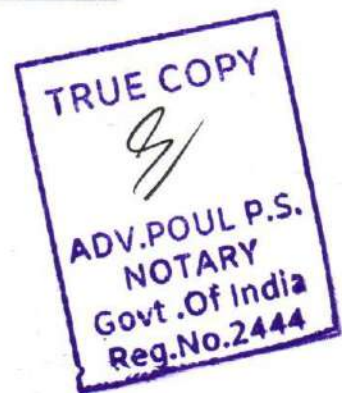
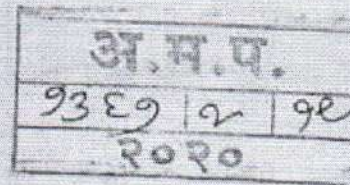
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ADV. POUL P.S.
NOTARY
Govt. Of India
Reg. No. 2444

1.6 MAY 2024



| | |
|--|------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 0106202003152 | Date 01/06/2020 |
| Received from SUBHASH SHRIRAM POLE, Mobile number 9637980678, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Ahmadpur of the District Latur. | |
| Payment Details | |
| Bank Name BKID | Date 01/06/2020 |
| Bank CIN 10004152020060102222 | REF No. 97573863 |
| This is computer generated receipt, hence no signature is required. | |



Sale Deed (Section-1 Rate 250000/ sq.mtr.)

District and Zilla Parishad, Latur Taluka and Panchayat Samiti, Ahmedpur and Gram Panchayat of village Malegaon Khurd. Land Gat/Suv. No. at village Malegaon Khurd. 104 is the seller's entire sales area 80 R (Size – 8000 sq.mtr.) 79 Paise of land revenue assessment with a selling price of Rs. 2,00,000/- in words- Two Lakh Rupees only dated 1/6/2020 AD.

Vendee :

- 1) **Hariram Abasaheb Jagtap**, age 54 years, Farmer. Aadhar no. 5232 1935 8527
- 2) **Jaypal Venkatrao Phulmante**, age 51, Farmer. Aadhar no. 7896 6504 4261
- 3) **Sunil Bhalchandra Kulkarni**, Age- 53 years, Farmer. Aadhar no. 8913 8022 9830

All three are residing at Ahmedpur Tq, Ahmedpur Dist. Latur

Vendor: – Smt. Vijaya Kailas Giri (Goswami), Age- 50 years, occupation- agriculture and housework. Aadhar no. 2389 1977 6416. Residing at Latur and Dist. Latur

Consented party: - Kailash Madhavgir Goswami. Age-61 Years, Occupation-Farmer

Aadhar no. 5192 1762 1450. Residing at Latur Dist. Latur

My own & possessed land in Gat / Suv. no. 104 is the seller's entire Land area. 80 R (Size – 8000 sq.mtr.) Size, 79 Paise of land revenue assessment bounded by

East side - Malegaon – Jawalga Village Border Road.

West side - Land of Pandurang Laxman Babar.

South side - Jawalga – Ahmedpur Approach Road.

North side - Land of Raju Bhanudas Chewale.



The land within the said boundary as mentioned above village Malegaon Khurd based on this purchase deed at Ahmedpur with full title and possession to the buyer of the said land at a permanent sale price of Rs. 2,00,000/- (in words – Two lakh rupees) has been sold for a consideration of two lakh rupees.

The full amount of remuneration is Rs. 2,00,000/- (in words – Two lakh rupees) has already been paid by taking cash from the buyer to cover housing expenses, loan repayments and household needs. The possession of the said land has already been given. There is no complaint regarding possession and payment of amount.

Now, henceforth, you shall use and enjoy the said land with full ownership and claim tradition, and hence forth, I and my other heirs shall not have any right or relation to the said land. There is no government or private loan on this land. Also, I have not done any transaction of sale, resolution, award, mortgage etc. of the said land before. If anything happens, I will be fully responsible for it, there is no dispute in the court. If there is anything left, the entire responsibility will be on me.

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ADV. POUL P.S.
NOTARY
Govt. Of India
Reg.No.2444

The husband of the seller who gave the consent and permission for the transaction of the land being sold completely free of charge.

It is true that I have written this contract with my pleasure. Today only dated 9/6/2020.

Vendee:

- | | | |
|-------------------------------|-------|-------------------|
| 1. Hariram Abasaheb Jagtap | Photo | Signature / Thumb |
| 2. Jaypal Venkatrao Phulmante | Photo | Signature / Thumb |
| 3. Sunil Bhalchandra Kulkarni | Photo | Signature / Thumb |

Vendor:

- | | | |
|--------------------------------------|-------|-------------------|
| 1. Mrs. Vijaya Kailas Giri (Goswami) | Photo | Signature / Thumb |
|--------------------------------------|-------|-------------------|

Consented party :

- | | | |
|------------------------------|-------|-------------------|
| 2. Kailash Madhavgir Goswami | Photo | Signature / Thumb |
|------------------------------|-------|-------------------|

Witness:

| | |
|---|------------|
| Hanmant Gopalrao Valse, Res. Thorliwadi | Signature. |
|---|------------|

| | |
|--------------------------------------|------------|
| Anand Raosaheb Ijare, Res. Ahmedpur. | Signature. |
|--------------------------------------|------------|

Documents attached

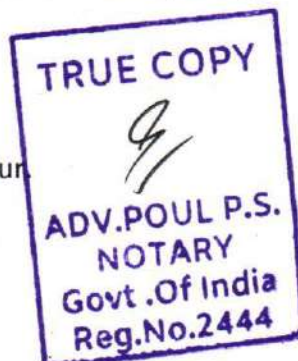
- 1) 7/12 of land survey no. 104, village Malegaon khurd.
- 2) 8 A of land survey no. 104, village Malegaon khurd.
- 3) Irrigation department Ahmedpur Br. No.37 certificate.
- 4) Government of Maharashtra – Valuation form.
- 5) Declaration of Vendee.
- 6) Aadhar cards of Vendor & Vendee.
- 7) Valuation form of Sub Registrar Ahmedpur Dist. Latur. (M.S.)
- 8) Challan – MTR form number-6 dated 09/06/2020. (GRN – MH001067902202021E)
- 9) Table of content part 1. (Document no. 1361/2020)
- 10) Table of content part 2. (Document no. 1361/2020)

Translator

Jaypal Venkatrao Phulmante.

Secretary – J.P.K. Pratishthan, Ahmedpur.

(M.Sc. M.Phil. B.Ed.)



16 MAY 2024

SUB REGISTRAR OFFICE AHMEDPUR DIST. LATUR (M.S.)

LEASE DEED - DOCUMENT NO. 735/2021

634/2021
CHALLAN
MTR Form Number-6

दस्तावेज क्र. 24

| | | | | | | | |
|-----------------------------|--------------------|---------|---|--|---------------------|---------|----|
| GRN | MH011819270202021E | BARCODE | Date | | 17/02/2021-16:22:52 | Form ID | 36 |
| Department | | | Inspector General Of Registration | | | | |
| Type of Payment | | | Stamp Duty | | | | |
| Office Name | | | AMP_AHMADPUR SUB REGISTRAR | | | | |
| Location | | | LATUR | | | | |
| Year | | | 2020-2021 One Time | | | | |
| Account Head Details | | | Amount In Rs. | | | | |
| 0030046401 Stamp Duty | | | 10000.00 | | | | |
| 0030063301 Registration Fee | | | 2000.00 | | | | |
| Total | | | 1,08,000.00 | | | | |
| Payment Details | | | BANK OF INDIA | | | | |
| Cheque/DD Details | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD No. | | | Bank CIN | | | | |
| Name of Bank | | | Bank Date | | | | |
| Name of Branch | | | Bank-Branch | | | | |
| | | | Scroll No. Date | | | | |
| | | | Remarks (If Any) | | | | |
| | | | SecondPartyName=SUNIL BHALCHANDRA KULKARNI- | | | | |
| | | | Amount In | | | | |
| | | | Words | | | | |
| | | | One Lakh Eight Thousand Six Hundred Rupees Only | | | | |
| | | | Ref. No. | | | | |
| | | | RBI Date | | | | |
| | | | Not Verified with RBI | | | | |
| | | | Not Verified with Scroll | | | | |

Department ID: 0000000000

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

सदर चेक/नॉट डुयलम निमतक कार्यालयात नोंदणी करायलायला दस्तावेजाची लागू आहे. नोंदणी न करायलायला दस्तावेजाची सदर चेक/नॉट लागू नाही.

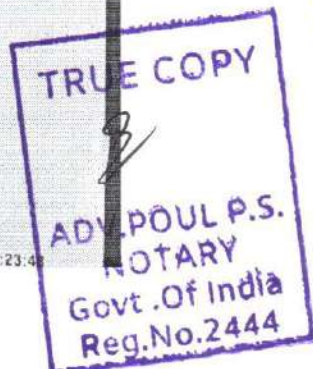
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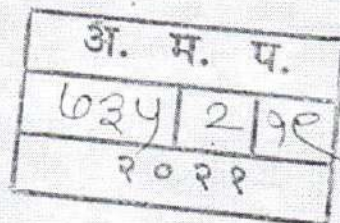


Print Date 17-02-2021 04:23:48





| | |
|---|-------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 1702202112145 | Date 17/02/2021 |
| Received from HARINARAYAN A JAGTAP, Mobile number 0000000000, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Ahmedpur of the District Latur. | |
| Payment Details | |
| Bank Name BKID | Date 17/02/2021 |
| Bank CIN 10004152021021710619 | REF No. 110047190 |
| This is computer generated receipt, hence no signature is required. | |



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ADV. POUL P.S.
NOTARY
Govt. Of India
Reg.No.2444

Lease (Section-I)

1

Rent lease of land, Division, District and Zilla Parishad Latur. Taluka and Panchayat Samiti, Ahmedpur and Gram Panchayat Malegaon Khurd and village Malegaon Khurd will prescribe number Common land of 1 to 3 Gat no 104 fully lettable area is 80 R(8000 square metre) Size .0 Rs. 80 Paise of land revenue assessment at an annual rent of Rs. 20,000/- as Literal Twenty Thousand Rupees Total Term Years 33 (Thirty Three) Only, Dated 17/02/2021 AD.

The Lessee :-

J.P.K. Pratishthan, Ahmedpur Tq.

Ahmedpur Dist. Latur

Named Hariram Abasaheb Jagtap . as the President on behalf of them. age 55 years, occupation - agriculture Res. Reddy Colony, Ahmedpur, Tq.Ahmedpur Dist. Latur Aadhaar no. 5232 1935 8527 Registration no. F-0025317 (LTR)

The Lessor:-

1 Hariram Abasaheb Jagtap,

Age 55 Years, Occupation - Agriculture Res. Reddy Colony, Ahmedpur Tq.Ahmedpur Dist. Latur Aadhaar no. 5232 1935 8527

2 Sunil Bhalchandra Kulkarni,

Age 53 Years, Occupation Agriculture, Res. Ahmedpur Ahmedpur Dist. Latur Aadhaar no. 8913 8022 9830

3 Jaypal Venkatrao Phulmante

Age 51 Years, Occupation - Agriculture Res. Ahmedpur Ahmedpur Dist. Latur Aadhaar no. 7896 6504 4261

Reasons Leases are written to the Lessee in writing, which means that we will write down our ownership and possession of the property. Common land of 1 to 3 Gat/Suv. no. 104 the whole rentable area is 80 R(8000 sqare metre) Size .0 Rs. 80 Paise of land revenue assessment in boundries of

East side - Malegaon – Jawalga Village Border Road.

West side - Land of Pandurang Laxman Babar.

South side - Jawalga – Ahmedpur Approach Road.

North side - Land of Raju Bhanudas Chewale.

The said chart as follows: The land within the boundaries Located in village Malegaon Khurd, which according to this lease is in the said land. In village Malegaon, rent is given for running



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NOTARY
Govt. Of India
Reg. No. 244

educational activities, building hostels, running schools and other educational activities through the above organization.

The annual rent of the said land is Rs.20,000/- and the said land has been decided to be leased from today 17/02/2021 for a period of 33 (thirty three) years i.e. till 16/02/2054. The annual rental amount for each year is Rs. 20,000/ has been decided to be paid in separate receipts every year.

I have decided to pay the rent of the said land by writing the rent lease. And the said land has been handed over to the lessor.

Henceforth, the said land should be used as per their rules and as per their convenience for carrying out educational activities through the organization of the lessor. Further, we or our other heirs will not have any kind of objection or objection in relation to the said lease till the above term of 33 years.

Also, we have not previously assigned the said land to anyone under any fixed or other rent. During the said term, the said land may not be subletted to any other person and upon expiry of this lease, the said land shall be vacated and handed over to the above mentioned land.

The market valuation of the said land is Rs. 29,60,000/- Rs.Twenty nine Lakh Sixty Thousand and paying the appropriate registration fee and stamp duty on it.

This Lease is executed in favour of the above-mentioned lessee only dated 17/02/2021 AD Ahmedpur

The Lessee:-

J.P.K. Pratishthan, Ahmedpur Tq. Ahmedpur Dist Latur. Hariram Abasaheb Jagtap as the President on behalf.

Signature & Thumb

The Lessor:-

- | | | | |
|----|----------------------------|-------|-------------------|
| 1. | Hariram Abasaheb Jagtap | Photo | signature & Thumb |
| 2. | Sunil Bhalchandra Kulkarni | Photo | signature & Thumb |
| 3. | Jaypal Venkatrao Phulmante | Photo | signature & Thumb |

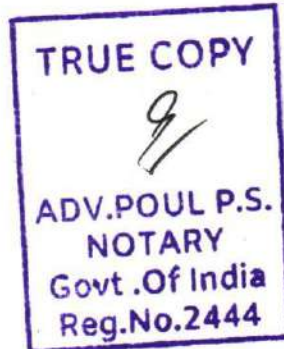
The witness-

- | | | |
|---|---|------------|
| 1 | Prasad Ashokrao Deshpande, Res. Latur | Signature. |
| 2 | Shivkumar Dnyanoba Jagtap, Res. Gothala | Signature. |

•THE SEAL

OF THE SUB REGISTERAR Ahmedpur.

Dated : 17/02/2021.



Documents attached

- 1) 7/12 of land survey no. 104,village Malegaon khurd.
- 2) Certificate of Registration Act, 1860 of J.P.K. Pratishthan, Ahmedpur.
- 3) Certificate of Registration Act, 1950 of J.P.K. Pratishthan, Ahmedpur. (F-0025317 (LTR)
- 4) Aadhar cards of Lessor & Lessee.
- 5) Valuation form of Sub Registrar Ahmedpur Dist. Latur. (M.S.)
- 6) Challan – MTR form number-6 dated 13/02/2021. (GRN – MH011819270202021E)
- 7) Table of content part 1. (Document no. 735/2021)
- 8) Table of content part 2. (Document no. 735/2021)

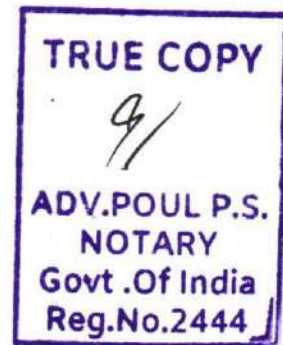
Translator



Jaypal Venkatrao Phulmante

Secretary – J.P.K. Pratishthan, Ahmedpur.

(M.Sc. M.Phil. B.Ed.)



1.6 MAY 2024