

14/629

Friday, February 04, 2022
5:48 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: भादलवाडी

पावती क्र.: 914

दिनांक: 04/02/2022

दस्तऐवजाचा अनुक्रमांक: इदप-629-2022

दस्तऐवजाचा प्रकार : 36-अ-लिन्ह अँड लायसन्सेस

सादर करणाऱ्याचे नाव: विद्या प्रतिष्ठान इंग्लीश मेडीयम स्कुल, भादलवाडी तर्फे श्रीमती. सरीता पांडूरंग शिंदे . .

नोंदणी फी

रु. 500.00


दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 1100.00


Sub Registrar Indapur

बाजार मुल्य: रु.0/-

मोबदला रु.500/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0402202212244 दिनांक: 04/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012693334202122E दिनांक: 04/02/2022

बँकेचे नाव व पत्ता:

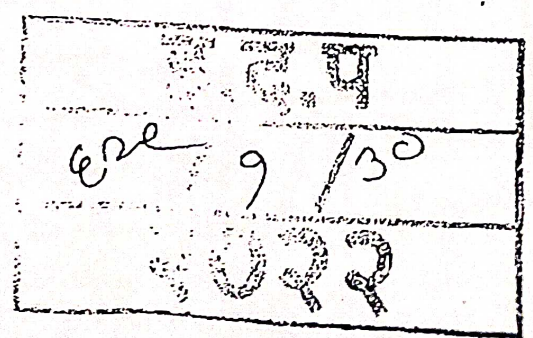
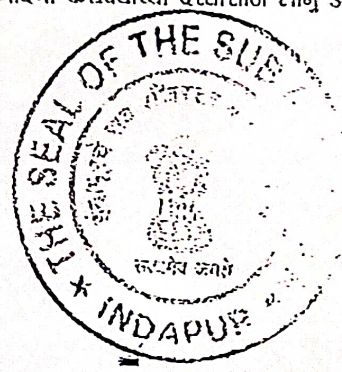


CHALLAN
MTR Form Number-6



GRN	MH012693334202122E	BARCODE	[Barcode]		Date	04/02/2022-16:48:02	Form ID			
Department	Inspector General Of Registration			Payor Details						
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)						
Office Name	IND_INDAPUR SUB REGISTRAR			PAN No.(If Applicable)						
Location	PUNE			Full Name	VIOYA PRATHISTHAN ENGLISH MEDIUM SCHOOL BHADALWADI					
Year	2021-2022 One Time			Flat/Block No.	GAT NO. 67					
Account Head Details		Amount In Rs.		Premises/Building	BHADALWADI					
0030063301	Amount of Tax		500.00	Road/Street	INDAPUR					
				Area/Locality	INDAPUR					
				Town/City/District	INDAPUR					
				PIN	4	1	3	1	0	5
				Remarks (If Any)	SecondPartyName=BILT GRAPHIC PAPER PRODUCT LTD~					
				Amount In	Five Hundred Rupees Only					
Total			500.00	Words	Five Hundred Rupees Only					
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332022020417628	2727884896			
Cheque/DD No.				Bank Date	RBI Date	04/02/2022-16:49:34	Not Verified with RBI			
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9999999999
सादर चालान भरण्यास दुरुयाम निसंघात कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सादर चालान लागू नाही.





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

Receipt of Document Handling Charges

PRN 0402202212244

Receipt Date 04/02/2022

Received from VIDYA PRATHISTHAN ENGLISH MEDIUM SCHOOL, Mobile number 9999999999, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 629 dated 04/02/2022 at the Sub Registrar office S.R. Indapur of the District Pune Gramin

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name SBIN

Payment Date 04/02/2022

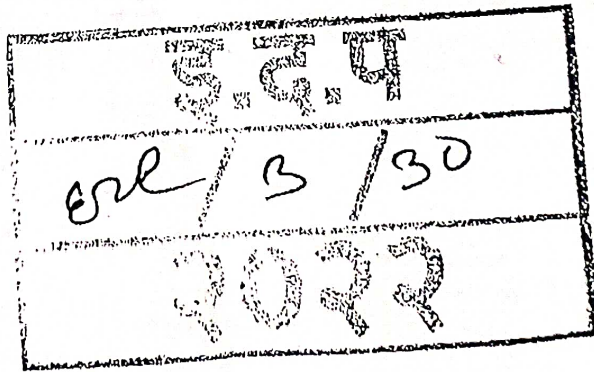
Bank CIN 10004152022020411065

REF No. 203516691531

Deface No 0402202212244D

Deface Date 04/02/2022

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





महाराष्ट्र MAHARASHTRA

© 2020 ©

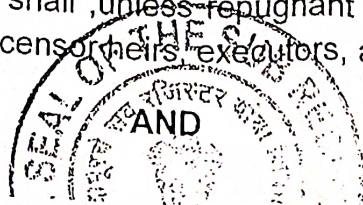
BC 507106

अनुक्रमांक ११२२२ दिनांक ११/१२/२०२२
दस्तावा प्रकार..... अन्वयेद क्र.....
दस्त नोंदणी करणार का? होय/नाही द.नि.सो.ऑफीस.....
मिळकतीचे वर्णन..... गोचयला.....
मुद्रांक विकत घेणाराचे नांव विद्युत प्रणिधान लिमिटेड मिडीयम
संपूर्ण पत्ता बिटे बिगवण
दुसऱ्या पक्षकाराचे नांव.....
हस्ते व्यक्तीचे नांव व पत्ता प्रकाश रकाश
मुद्रांक धारकाची/हस्ते व्यक्तीची सही (अतुल बाघे)
मुद्रांक विक्रेता, भिगवण (पणे)
परवाना क्रमांक २२०६०९०
मुद्रांक विक्रीचे ठिकाण-भिगवण (पणे)

30 DEC 2021
Sub Treasury Officer
Indapur, Dist-Pune

LEAVE & LICENCE AGREEMENT

THIS AGREEMENT OF LEAVE & LICENSE is made and entered into at Bhigwan Taluka Indapur on the 30 December 2021 day of Two Thousand and Twenty one between BILT GIRAPHIC PAPER PRODUCTS LTD. An existing a Public Limited Company having its registered office at P.O. Ballarpur, District Chandrapur, Maharashtra 442901 (herein after called and referred to as "BGPPL") acting through its General Manager – Human Resources & Administration Mr. Balasaheb Ekinath Sonawane (which expression shall , unless repugnant to the context and meaning there of mean and include the licensors, their executors, administrators)



3.4.4
602 7/30

WHEREAS the Licensor, BGPPL is a leading paper manufacturing company in India, having one of its paper manufacturing unit at MIDC, Bhigwan.

WHEREAS the BGPPL is the sole exclusive owner and is seized and possessed of the School building forming part of plot no A-1/2 in Bhigwan Industrial Area within the village limits of Bhadalwadi and Bhigwan admeasuring about school area of 8084.50 square meters including Play ground and open area School building thereon (Ground plus First Floor) admeasuring Built up area of 1412 square meters with description as follow:

Ground Floor plus One: Total Built up Area 1412 square meters (Hereinafter referred to as the 'Scheduled Premises') for the sake of brevity.

Whereas BGPPL has constructed a building on the Scheduled Premises to run a school to provide education at reasonable costs.

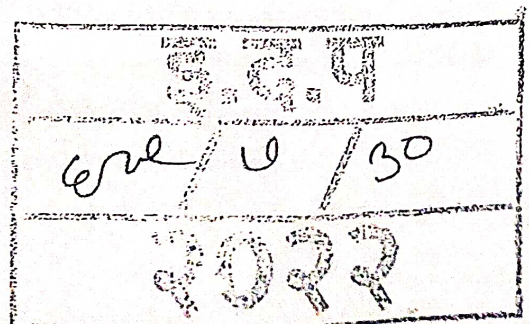
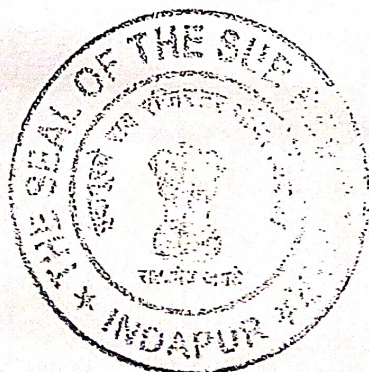
Maharashtra Development Corporation Ltd vide its letter Ref MIDC / RO (ROP)/532/2012 dated 24th January 2012 has granted permission to BGPPL for subletting of School to M/s Vidya Pratisthan Subject to payment of subletting fees of Rs.17018/- which has been deposited vide cheque no 023861 of IDBI Bank dated 7th February 2012. And Maharashtra Industrial Development Corporation has granted permission to sublet the School premises to M/s Vidya Pratisthan Baramati vide its letter Ref MIDC/RO (ROP)/936/2012 dated 14th February 2012.

Whereas for the management of the school BGPPL needs a professional institution, who has relevant experience in running and management of school/educational institution.

Whereas Trust represents to BGPPL that it has relevant experience in running and management of school/ educational institutions and Trust is professionally competent to manage and run the school from the Licensed Premises.

AND WHEREAS the TRUST has interest enhancing education in rural areas and BGPPL was looking suitable educational institutions who could run the School.

And WHEREAS BGPPL and TRUST has entered into this agreement with an objective of making available quality education at Bhigwan and to achieve particular purposes including but not limited to, improving and increasing pupil learning, and fostering quality public school options.



4. LICENSE PERIOD

(A) The TRUST has agreed to occupy and use the side Scheduled Premises, purely on leave and license basis, for a period commencing on 1st January 2022 and expiring on 31st December 2025.

(B) That at all times, the OWNERSHIP and LEGAL POSSESSION AND OCCUPATION of the Scheduled Premises shall be that of the BGPPL only and the TRUST shall use and occupy the Scheduled Premises as LICENSEE only, and shall not claim any interest of any nature whatsoever in the said Scheduled Premises or on the school building, and that nothing in THIS AGREEMENT shall be construed to be a demise at law in respect of the Scheduled Premises or to confer the TRUST any right of tenancy/ sub - tenancy/lease/sub-lease etc..., in respect of the Scheduled Premises.

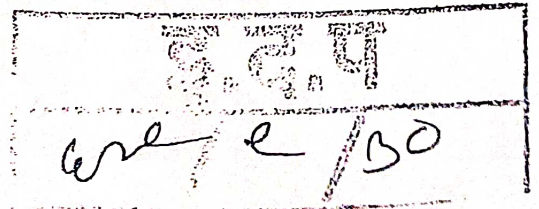
(C) That the TRUST shall, on expiry of the period of THIS AGREEMENT or on earlier revocation, and / or vacation, of said premises, as herein provided, remove itself together with all its articles/things and hand over the peaceful occupation and possession of the BGPPL, peacefully and without any let/hindrance, in good order and condition normal wear and tear expected.

(D) That the BGPPL and/or their respective authorized agent/s shall have the right to visit/enter the Scheduled Premises for bonafide inspection purposes, at all reasonable times, between sunrise and sunset times, only.

That the TRUST hereby confirm that the Scheduled Premises shall be occupied by them (LICENSEE) on "AS-IS-WHERE-IS" basis, and that therefore, any relevant law/rules to the contrary notwithstanding, the TRUST shall not during the period of THIS LICENSE, or thereafter, demand or required by the BGPPL (LICENSORS) any payment for any additions/alterations/repairs/renovations, of the Scheduled Premises including its School building, which, if required by the TRUST, shall be carried out by the LICENSOR. The Trust will ensure proper upkeep and maintenance of the licensed premises and amenities therein at its cost.

(E) That the TRUST here by agrees /undertakes that it's, staff, officials, visitors, shall:-

(a) Take all reasonable care of, all and singular, the Scheduled Premises, and shall indemnify the BGPPL from and against any damage/loss (other than by ordinary wear and tear) by reason of normal use/occupation thereof, and it shall not do any other thing which may cause harm/ damage to the Scheduled Premises, and/or to the fixtures/fittings in the building constructed on the Scheduled Premises, and shall take proper care of the same as it would take in case of its own property and belongings, and shall always keep the Scheduled Premises in a clean condition, free from waste/rubbish.



8. TAXES AND INSURANCE

a. TRUST shall bear all charges, costs and charges imposed by any statutory body/ Government body or as the case may be if any levied on educational activity of Trust.

b. Insurance:

BGPPL will insure the Licensed Premises and all the amenities, assets owned and installed by it and TRUST will insure the assets owned by them.

9. LAND USE/INDEMNITY/

9.1 BGPPL will be responsible for any kind of legal or Grampanchayat liabilities are due to land & building use during the term of agreement.

9.2 BGPPL hereby confirms that no portion of the demised property is having illegal construction and that the demised property is educational and there is no restriction in using the premises for educational purposes.

9.3 The TRUST agrees that this License is individual to the TRUST. The TRUST shall not give the said premises or any part thereof on Sub License or on rent or transfer any benefit factor of this agreement to third party otherwise to any Third party whosoever and shall use it exclusively for purpose, of school education from Nursery to Standard 8th .

10. REGISTRATION CHARGES

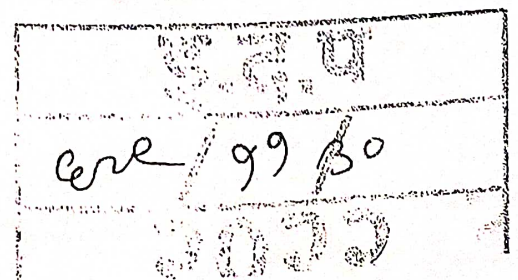
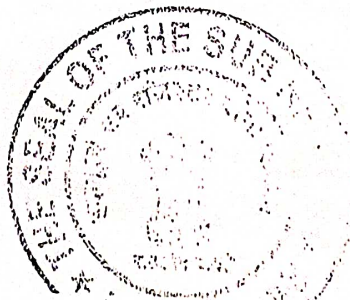
Charges related to the Stamp and Registration of the agreement shall be borne by BGPPL.

11. Obligations of the Trust

a) ADHERENCE TO BYE LAWS

B) REPAIR: shall not make alteration or changes in the building structure of what so ever nature, with prior written permission of BGPPL and only after complying with all other statutory rules and regulation applicable in that behalf. BGPPL shall carry out all major and/or structural repairs that arise in or about the Licensed Premises.

The TRUST shall keep the said Scheduled Premises in good conditions, and for this purpose the BGPPL shall have right to enter and inspect the premises at reasonable time suitable to him.



16.1

BGPPL hereby confirms that there are no proceedings legal or otherwise pending in connection with the ownership or otherwise of the Licensed Premises.

16.3

BGPPL further confirms that he has not entered into any lease agreement, leave and license agreement, or any other agreement in respect of the Licensed Premises.

SCHEDULE OF SAID "Licensed PREMISES"

School forming part of plot no A-1/2 in Bhigwan Industrial Area within the village limits of Bhadalwadi and Bhigwan admeasuring about school area of 8084.50 square meters including play ground and open area School building thereon (Ground plus First Floor) admeasuring Built up area of 1412 square meters with description as follows:

Ground floor plus One: Total Built up Area 1412 square meters

And is bounded as follows-

On or towards East : By open land of BGPPL towards the boundary
/pond

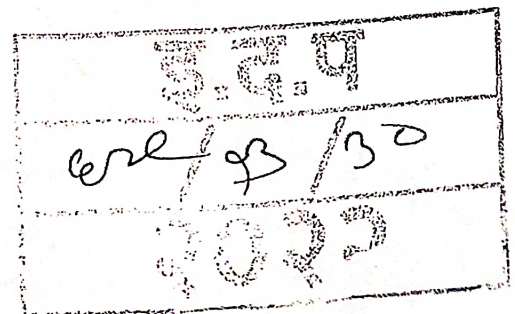
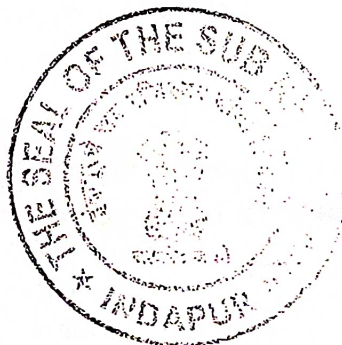
Outside boundary

On or towards South : By open land of BGPPL towards B Colony.

On or towards West: By open land of BGPPL towards internal colony
road/ National Highway9

On or towards North : By open land of BGPPL towards A Colony.

IN WITNESS WHEREOF BGPPL and the TRUST have signed this Leave and Licence Agreement in the presence of the following witness on the day and date first mentioned hereinabove:



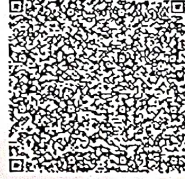
मिडुण थोणार



भारत सरकार
GOVERNMENT OF INDIA



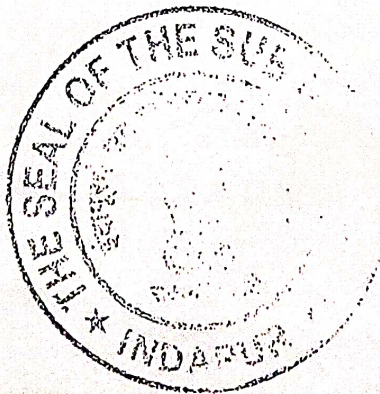
सरिता पांडुरंग शिंदे
Sarita Pandurang Shinde
जन्म तारीख/DOB: 13/02/1982
महिला/ FEMALE



9644 2798 1453
VID : 9156 4247 3561 2452

माझे आधार, माझी ओळख

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ए.ए.ए.
ए.ए.ए. 30
2022

साक्षीदार

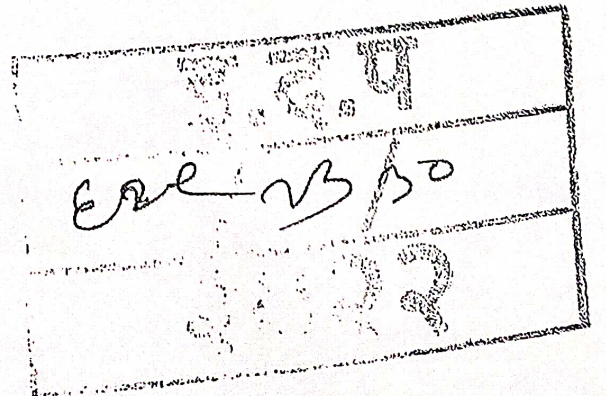
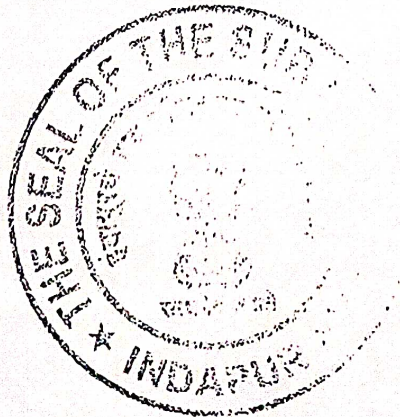
भारत सरकार
Government of India

प्रविण केरावा टिळेकर
Pravin Kerba Tilekar
जन्म वर्ष / Year of Birth : 1977
पुरुष / Male

8267 6834 0368

आधार - सामान्य माणसाचा अधिकार

Pravin



14 629

भाष्यकार 04 फेब्रुवारी 2022 5:49 मजे

दस्तावेज क्रमांक: 629/2022

याचा मूल्य: ₹. 00/-

मोबिलिटी: ₹. 500/-

मोबिलिटी मुद्रांक शुल्क: ₹. 500/-

द. नि. म. सं. दु. नि. इतर यांचे कार्यालय

अ. क्र. 629 र. दि. 04-02-2022

म. सं. 5:47 म. सं. वा. इतर वेळा.

दस्तावेज क्रमांकानुसार मते:

मोबाइल

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the portion of apartment and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

दस्तावेज क्रमांक: 629/2022 दि. 04-02-2022

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the portion of apartment and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिका क्र. 1 04 / 02 / 2022 05 : 47 : 33 PM ची वेळ: (नारदीकरणा)

शिका क्र. 2 04 / 02 / 2022 05 : 48 : 41 PM ची वेळ: (फी)

दस्तावेज क्रमांक भाग-1

दस्तावेज क्रमांक: 629/2022

पावती: 914 पावती दिनांक: 04/02/2022

नाइकाळ्याच्या नावा: विद्या प्रतिष्ठान इंजीनियरिंग मेडीयम स्कूल, भाऊसाहेब नई शेडिंग, मनीना पांडुरंग शिंदे

मोबिलिटी फी ₹. 500.00

इतर शुल्कांची फी ₹. 600.00

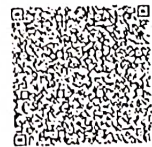
मुद्रांकी संख्या: 30



भारत सरकार GOVERNMENT OF INDIA

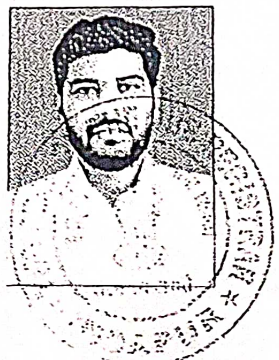


संदेश अशोक मेटे Sandesh Ashok Mete
जन्म तारीख/DOB: 04/07/1991
पुरुष/ MALE
Mobile No: 7709899070
6785 5978 2975
VID : 9104 0815 0745 6296

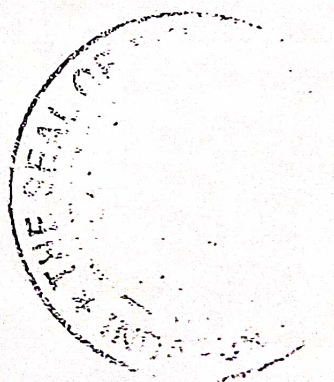


माझे आधार, माझी ओळख

राज्य दस्तऐवज हा मोबाइल क्रमांक 6785 5978 2975 आणि याचा संबंधित मते यावर मिळविलेला आहे. या वेळी 04/02/2022 05:48:41 PM ची वेळ आहे. याचा मूल्य 00/- आहे. मोबिलिटी 500/- आहे. याचा मूल्य 500/- आहे. याचा मूल्य 500/- आहे.



Handwritten signature



Handwritten text: 6785 5978 2975

14/629

शुक्रवार, 04 फेब्रुवारी 2022 5:49 म.नं.

दस्त क्रमांक: इदप /629/2022

वाजरा मूल्य: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

मोचरना: रु. 500/-

दस्त गोपवारा भाग-1

उदप 510/50
दस्त क्रमांक: 629/2022

दु. नि. मह. दु. नि. इदप यांचे कार्यालयान

अ. क्रं. 629 वर दि.04-02-2022

रात्री 5:47 म.नं. वा. हजर केला.

पावणी: 914

पावणी दिनांक: 04/02/2022

सादरकरणागने नाव: विद्या प्रतिष्ठान इंग्लीश मेडीयम स्कूल,
भाद्रववाडी नॉर्क शीमनी, मरीना पांडुरंग शिंदे ...

नोंदणी फी रु. 500.00

दस्त दानाळणी फी रु. 600.00

पुटांची संख्या: 30

एकूण: 1100.00

दस्त हजर करणाऱ्याची मही:

Sub Registrar Hidaapur-9

Sub Registrar Hidaapur-9

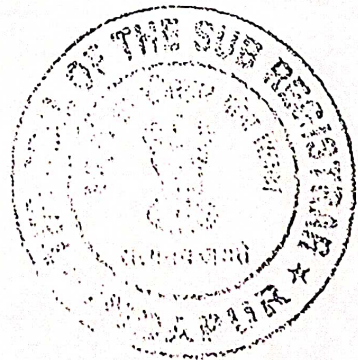
दस्ताचा प्रकार: 86-अ-विच्छेद अँड लायमन्सेम

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्रा क्रं. 1 04 / 02 / 2022 05 : 47 : 33 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 04 / 02 / 2022 05 : 48 : 41 PM ची वेळ: (फी)

प्रतिज्ञापत्र
सादर दस्तऐवज हा नोंदणी कायदा १९०८ अन्वये
अपडलेल्या तक्रारीनुसार नोंदणीत दाखल केलेला
आहे नसला तरी सर्वार्थाने सादर निवादीत वाचनी,
सा विचार व नोंदणी नोंदणीत वाचनी आनी
तक्रारीतून घेतले जाणारे कायदेशीर वाचनी
सा विचार व नोंदणी नोंदणीत वाचनी आनी
सादरदार आहे मी.



Sub Registrar Hidaapur