

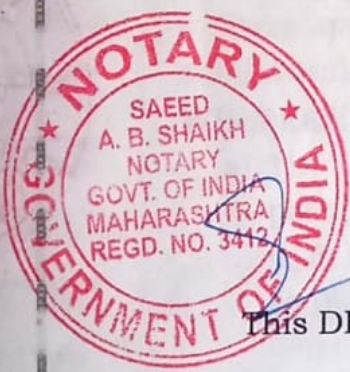
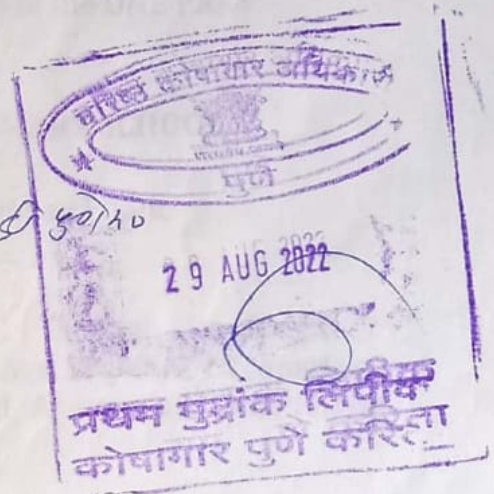


महाराष्ट्र MAHARASHTRA

2022

BP 246980

पणासाठी त्यांनी मुद्रांक खरदोखेला असे त्वांनी त्याच कारणासाठी
 महिन्यांसाठी आत पापर करावचा आहे
 प्रकार/ अनुच्छेद क्रमांक :
 मणी करणार आहेत का : लिडा डि
 रोषार असल्यास दुय्यम निबंधक कार्यालयाचे नाव :
 घे वर्णन :
 वकत घेणाऱ्याचे नाव व पत्ता : २३ बाळ २/बाळ २/२९ बाळ २/२९ पुणे ४०
 रक्षकाराचे नाव : २६ बाळ २/२९ २/२९ -
 लयस नांव व पत्ता : २०७ -
 मुद्रांक रक्कम : ३६ २/२९ -
 मकी नोंद वही अनु. क्रमांक : ८३६९ दि. १३/०९/२०२२
 वकत घेणाऱ्याची सही :
 मुद्रांक घेऊन त्याची सही/पत्ता :
 परवाना क्रमांक :
 The Pune Lawyers Consumer's
 Co-op Society Ltd., Pune-5
 LIC No.: 220111



LEASE DEED

This DEED OF LEASE made at on this 13th day of
 September, 2022.

- c) The LESSOR is willing to handover the said premises for the purpose of Madarsa and Urdu School:
- i. The LESSOR has full power and absolute authority to grant this lease to the LESSEE.
 - ii. The Demised Premises is free from all and charges and the LESSOR is encumbrances holding valid and marketable title to the same.
 - iii. The Demised Premises can be used for Madarsa and Urdu
 - iv. The School purposes. LESSOR shall not terminate the lease before the expiry of the said period of 30 years.

d) Based on the representations made by the LESSOR hereinabove and believing them to be true, the LESSOR and LESSEE have now agreed to execute this LEASE DEED on the terms and conditions hereinafter appearing.

e) This Lease Deed is deemed to have commenced from 1st day of September 2022, the date on which the Lessee has been put in vacant and peaceful possession of the Demised Premises.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

- 1) In consideration of the premises and of the rent hereby reserved and the covenants, conditions and provisions hereinafter contained, the LESSOR doth hereby lease and demise unto the LESSEE of the said demised premises. The right for the LESSEE TO HAVE AND TO HOLD the Demised Premises unto the LESSEE for the term of 30 years commencing from the 1st day of September, 2022 and expiring on the 31st day of August 2052 subject to the LESSEE YIELDING AND PAYING therefore through the said term the monthly rent of Rs. 500/- and Cantonment Taxes and Electricity bill shall be paid by the Lessee.
- 2) The LESSEE to the intent that obligations may continue throughout the terms hereby granted doth hereby covenant with the LESSOR as follows:
 - a) To use the Demised Premises for any lawful purpose for running school activity, educational program, trust educational activities The LESSEE shall have full freedom of access over suitable

- b) To runs school activities and to conduct educational program, seminar, educational camp, social educational object in the said premises.
 - c) To regularly pay bills for electricity and water consumed on the Demised Premises.
 - d) At the expiration of the said term to deliver unto the LESSOR the Demised Premises.
- 3) The LESSOR doth hereby covenant with the LESSEE as follows:
- (a) The LESSOR has good right, full power and absolute authority to demise unto the LESSEE the Demised Premises for the period on the terms and conditions herein contained.
 - (b) The LESSOR agrees that at the expiration of the said term of 30 years this lease will automatically and without any further act of the parties hereto shall stand renewed for a further similar period, unless either party shall, prior to the expiration of the last mentioned term, have given to the other party three calendar month's previous notice in writing of its intention not to renew the lease. The renewed lease will be on a monthly rent as may be mutually agreed between the parties subject to the same covenants, conditions and agreement as are herein contained including the present covenant for renewal. It being clarified that at the time of such renewal the parties shall execute fresh lease deed.
 - (c) THAT the LESSEE duly paying the rent hereby reserved and performing and observing all the terms, covenants, conditions and stipulations herein contained and on its part to be performed and observed shall peaceably posses, hold and enjoy the Demised Premises during the said term, without any interruption, eviction, hindrance or claim by or of the LESSOR or any person rightfully claiming through or under her/him/them or any Government or Local Authorities.
 - (d) That the LESSOR shall at all times keep the LESSEE indemnified from all losses, suits, damage, costs, charges, expenses, claims and demands whatsoever to which the LESSEE may become subject to or suitable on account of any claim put forward by any party in respect of the Demised Premises excepting as regards the provisions laid down under the Office Acquisition Act or any other Act for the time being in force or as regards the

illegal use by the LESSEE of the Demised Premises, the LESSOR agreeing to defend and maintain any suits that may be filed for ejecting the LESSEE on ground of any defect in the title of the LESSOR and in case the LESSEE is compelled to vacate the Demised Premises to make good to the LESSEE any loss or losses occasioned thereby and without prejudice to the foregoing in particular will hold the LESSEE harmless and indemnified against all losses costs charges and expenses occasioned to the LESSEE by any claim made by any person against the LESSOR and involving the LESSEE in legal costs or involving the discontinuance of the user of the Demised Premises.

- (e) THAT the LESSEE will be at liberty to remove all tanks, plant, buildings or structures, pumps, erections, fixture installation, pipes and pipelines, boundary wall, fencing installed, erected or constructed and brought in by it notwithstanding that they comprise fixtures embedded in or attached to the earth and the LESSOR shall have no claim thereto in any manner whatsoever, the entirety of such tanks, buildings or structures, plant pipelines, boundary wall as aforesaid will always remain the property of the LESSEE.
- (f) THE LESSOR shall not at any time do or permit or suffer to be done upon any office adjoining the Demised Premises now or hereafter belonging to, in the occupation or under the control of the LESSOR.
 - (i) Generally without affecting the rights of the LESSOR to give all consents and sanctions to the LESSEE as and when required to do such things at the costs and expenses of the LESSEE for better and further enjoyment of the Demised Premises by the LESSEE and to do, execute and perform.

4) NOW IT IS MUTUALLY AGREED BETWEEN THE LESSOR AND THE LESSEE AS FOLLOWS.

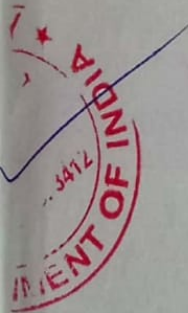
- (a) In the event of the Demised Premises being acquired by government or any public body for a public purpose the lease shall terminate and neither party shall have any claim or right against the other in respect of the terms and conditions stated herein, PROVIDED THAT the parties hereto shall be respectively entitled to such compensation as may be awarded under the law.
- (b) That the LESSEE shall have the first option of purchasing the Demised Premises at the fair market price than prevailing in the event of the

purchasing the Demised Premises at the fair market price than prevailing in the event of the LESSOR deciding to sell the same for which the LESSOR shall make out a marketable title free from encumbrances and doubts after taking the possession from WAKF Board.

- c) The LESSOR hereby undertakes that during the said lease period, the LESSOR shall not sell, sub-let, re-let, transfer, charge, mortgage, alienate, part with or deal with the said Demised Premises or any part thereof or give on leave and licence basis or create any third party interest in favour of any person/persons. The LESSOR also undertakes not to create any charge or encumbrance of any nature whatsoever on the Demised Premises, without the written consent of the LESSEE.
- d) It is hereby specifically agreed and understood between the parties hereto that in the event the LESSEE is unable to obtain the necessary consents / permissions/authorisations from the concerned Governmental Authorities for the purpose of setting up of the Retail Station and accordingly intimates the LESSOR, this Agreement shall stand forthwith terminated and neither party shall have any claims of whatsoever nature against the other.
- e) THESE presents shall be done in duplicate and the LESSEE shall keep the original lease and the LESSOR shall have the duplicate hereof for his records.
- f) THAT the stamp duty and registration charges on these presents and the duplicate hereof shall be borne by the Lessee hereto.
- g) ANY NOTICE to be given hereunder shall be deemed to have been duly given if sent by registered post to the last known address of the party concerned to receive the same.

5. ENTIRE AGREEMENT

This Agreement with Annexures hereto constitutes the entire Agreement among the parties hereto and supersedes all prior Agreements and understandings oral and written on the above in respect of any matter covered by this Agreement. In the event, there is any conflict between such other Agreements and understandings and any term or condition contained in this Agreement, the terms of this Agreement shall prevail.



SCHEDULE OF THE PROPERTY

ANNEXURE A

ALL THAT Piece and parcel of House No. 90, admeasuring about total 5000 sq.ft. built up situated at village Wanwadi Bazar, Pune-411040 situated within the Registration District Pune and within the limits of Pune Cantonment Board.

IN WITNESS WHEREOF the parties hereto have executed these present the day and year first herein above written.

SIGNED, AND DELIVERED

By the within named LESSOR

MANAGING MUTAWALI NOORANI MASJID

PUBLIC TRUST WANOWRIE BAZAR PUNE -411040

Through its Trustee/ President/ Managing Mutawwali

Mr. Mehboob Gafoor Shaikh.

In the presence of:

SIGNED, AND DELIVERED

By the within named LESSEE

**MADARSA-E-FURKANIYA URDU PRIMARY SCHOOL
WANOWRIE BAZAR, PUNE CAMP, PUNE**

Through its Trustee/ Secretary

Mr. Iqbal Shabbir Shaikh

*Mohsin Musa Shikh
F.301, Kankhwar Pune*

In the presence of:



BEFORE ME

**SAEED A. B. SHAIKH
NOTARY GOVERNMENT OF INDIA
MAHARASHTRA**



Noted & Registered
At.Sr.No. 4513
14/09/2022

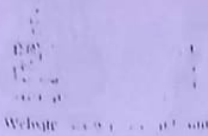
AMENITIES ENCLOSED HEREWITH :-

- 1) PRINCIPLE OFFICE – 10X10
- 2) COMPUTER LAB – 10X10
- 3) LIBRARY – 10 X 10
- 4) BOYS TOILET 1 UNIT & GIRLS TOILET 1 UNIT – 10X10.



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Panchakki, Aurangabad - 431 002 (INDIA)

Serial No.

No. MSBW/PUN/2010

Reg File No. PUN 952/2010

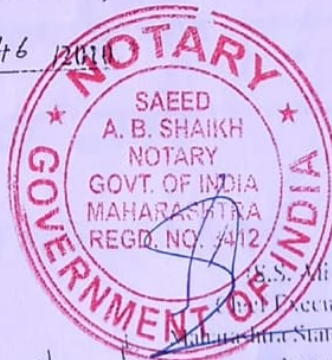
Date

Registration Certificate

Certified that the Wakf Institution Noorani Masjid, Wanowari Bazar, Village. Pune, Taluka. Pune, Dist. Pune which is already registered under section of the BP7 Act 1950. Under No. B-102 its contents along with its properties have been taken down in the Wakf register as per the provision of the 43 of Wakf Act 1995 as deemed registered. The registration number of this Wakf is MSBW/PUN/ 246 /2010

Date: 19 JUN 2010

Place: - AURANGABAD.



S.S. Ali Quadri
Executive Officer
Maharashtra State Board of Wakfs
Aurangabad



गासीरखान मजिदखान
विशेष कार्यकारी अधिकारी
दौंड, ता. दौंड, जि पुणे

DUPPLICATE CERTIFICATE

Issue in lieu of

Order No. 07/4/16

F-832

of A.G.C. Pune as per Section 3 of H.P.T.A. 1931

Serial No. 97/16

(पुणे-व. आ. (म. आ. वि.) २-व.)

DYCC



53

पुणे विभाग, पुणे

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, वई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) अन्वये पुणे विभाग पुणे येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव महर्शा व फुरकामिया उर्दू गायमरी स्कूल, पुणे कॅम्प पुणे सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक F-832/Pune श्री. शेख इब्राहिम शेख नबी यांस प्रमाणपत्र दिले.

आज दिनांक 07/07/2015 रोजी साक्षात् सहीनिशी दिले.

शिक्का



सही S/A धर्मदाय डा आयुक्त पदनाम पुणे विभाग, पुणे



PUNE Cantonment Board.
Property Tax Bill
(Under section 66(a) Cantonment Act 2006)
Tax Bill for the period 01/04/2022 To 31/03/2023

Bill No : BILL-2106515
Bill Date : 01/05/2022
Location : Fatimanagar - Ward 6
Assessee Name : MANAGING MUTWALI NOORANI MASJID
Address : 90, WANOWRIEBAZAR, WANOWRIEBAZAR, Pune - 411001
Unique Property ID : PT-CB-PUNE-2021-07-12-046282
Old Property Code/PTIN./ : PUN/10117/PCBW6001880
ABAS Property Id :
Usage Type : Residential
ARV : 19845

Tax Description	Arrear Amount(Rs)	Current Demand(Rs)	Total Amount(Rs)
House Tax	0.00	2977.00	2977.00
Water Tax	0.00	794.00	794.00
Sanitary Cess	0.00	992.00	992.00
Demand Notice Charge	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Total Bill Amount	0.00	4763.00	4763.00
Advance Amount available / Paid			0.00
Advance Carry Forward			0.00
Total Payable Amount			4763.00

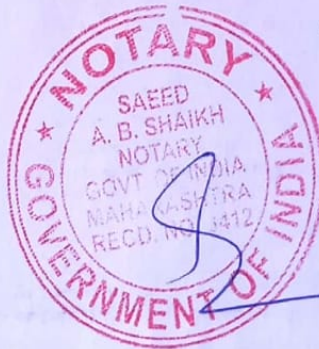
Bill Due Date : 30/05/2022

**CEO,PUNE

- NOTE: (i) Please note that in case of non-payment/incomplete payment of property tax dues by 30th June, a notice of demand will be issued as provided for under section 100 (1) of Cantonment Act, 2006. Demand Notice fee of Rs. 100/- will be charged on the issue of the same as per provision of section 100 (2) of the Act.
- (ii) As per the provision of section 102 (1) of Cantonments Act, 2006 interest of 1% will be levied every month on the balance amount due in case of non-receipt of property tax within 30 days from receipt of the ibid demand notice.

Acknowledgement(For Official use only)

Date : 01/05/2022
Unique Property ID : PT-CB-PUNE-2021-07-12-046282
Name & Address : MANAGING MUTWALI NOORANI MASJID PUBLIC, 90, WANOWRIEBAZAR, WANOWRIEBAZAR, Pune - 411001
Bill No. : BILL-2106515
Total Payment : 4763.00
Receiver's Signature and Mobile No.



आधार क्रमांक / Enrollment No 1218/16605/02687

To,
मेहबूब गफूर शेख
Mehboob Gafoor Shaikh
HOUSE NO.111
SHIVARKAR CHAL
WANAWADI GAON
Pune
Pune
Maharashtra 411040

11/10/2011

Ref: 458 / 13E / 737285 / 737840 / P



UE457985144IN

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आपला आधार क्रमांक / Your Aadhaar No

2789 3854 7368

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मेहबूब गफूर शेख
Mehboob Gafoor Shaikh
जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



2789 3854 7368

भारत सरकार
Unique Identification Authority of India
Government of India

संदीपण्याचा क्रमांक / Enrollment No 1218/16608/02810

To
इकबाल शब्बीर शेख
Iqbal Shabbir Shaikh
FLAT NO B-10, GARGI APARTMENT
NEAR JAMBHULKAR CHOWK WANAWADI GAON
Pune
Pune
Maharashtra 411040
9028734761

28/09/2011

Ref 464 / 11E / 743777 / 745021 / P



UE446658850IN



आपला आधार क्रमांक / Your Aadhaar No. :

3837 5859 6423

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



इकबाल शब्बीर शेख
Iqbal Shabbir Shaikh
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



3837 5859 6423

आधार - सामान्य माणसाचा अधिकार

Scanned by CamScanner

S.S.C. Index No. 11 - 15 - 049	<p align="center">॥ सत्यम् शिवम् सुंदरम् ॥</p> <p align="center">महात्मा फुले शिक्षण प्रसारक मंडळ, वानवडी, पुणे ४० या संस्थेचे (पूर्वश्रमीचे). भैरवनाथ विद्यालय, वानवडी</p> <p align="center">श्री हरिभाऊ बळवंतराव गिरमे माध्यमिक व उच्च माध्यमिक विद्यालय वानवडी, पुणे - ४११ ०४०. E-mail : hbgirme999@gmail.com</p>	
H.S.C. Index No. 11 - 15 - 094		
Pay Unit Code No. PNA (PMC) - 9		School Reg. No. : Bom / 394 / Pune

जावक क्र.: १७५ 122/23
प्रति,

दिनांक : ०९/०९/२०२३.

मा . मुख्याध्यापक,
मदरसा-ई-फुरकानिया उर्दु प्राथमिक शाळा,
वानवडी बाजार, पुणे-४० .

विषय :- शालेय क्रिडांगण वापरणेकरीता परवानगी देणेबाबत .

महोदय,

उपरोक्त विषयानुसार आपण आपल्या विद्यालयातील इ. १ ली ते इ. ४ थी मध्ये शिकणा-या विद्यार्थ्यांकरीता शालेय क्रीडांगण उपलब्ध करून देणेकरीता दि. ०२/०१/२०२३ रोजीच्या पत्रान्वये विनंती केलेली आहे . आमच्या विद्यालयाची वेळ स.११.३० ते दु.४.४५ अशी आहे . तरी आपणास सकाळी ११ वा . पर्यंतच्या वेळेत आमच्या विद्यालयाच्या शालेय क्रीडांगणाचा वापर करण्यास सदरील पत्रान्वये परवागनी देत आहोत . सदरील कालावधीत आपल्या शाळेच्या विद्यार्थ्यांकडून आमच्या विद्यालयातील क्रीडांगणाचे वा इमारतीचे नुकसान होणार नाही, दक्षता घेण्यात यावी . (दो प्रकळ - २७८७ चौ. मी)

कळावे,



TRUE COPY
Bhivarkar
PRINCIPAL
Shri. H. B. Girme Vidyalaya
& Junior College
Wanawadi, Pune-40

प्राचार्य
Bhivarkar
PRINCIPAL
Shri H. B. Girme High School
& Jr. College Wanawadi, Pune-40.