

329/2782

Wednesday, April 19, 2017
3:49 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3071

दिनांक: 19/04/2017

गावाचे नाव: कसबा पेठ

दस्तावेजाचा अनुक्रमांक: हवेली-11-2782-2017

दस्तावेजाचा प्रकार: 36-अ-लिख् अँड लायसन्सेस

सादर करणाऱ्याचे नाव: सौ. फहेमीदा हाजी मिया शेख - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 1360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:05 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक, (वर्ग-२) हवेली क्र. ११

बाजार मुल्य: रु. 0/-

मोबदला रु. 22000/-

भरलेले मुद्रांक शुल्क : रु. 2000/-

1) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000572758201718E दिनांक: 19/04/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 360/-

ATTESTED

Head Mistress
Madarassah High School
1119/20, Kasba Peth, Pune-11

Mrs. Q.A.G. Shaikh
Head Mistress
Madarassah-e-Islamiya
Urdu Primary School
1119/20 Kasba Peth, Pune-11
Mob.No. - 9623558778



Mrs. Q.A.G. Shaikh
Head Mistress
Madarassah-e-Islamiya
Urdu Primary School
1119/20 Kasba Peth, Pune-11
Mob.No - 9623558778

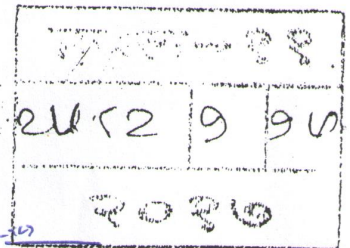
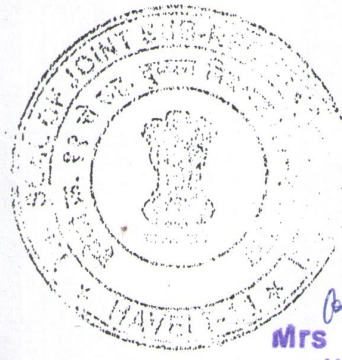


CHALLAN
MTR Form Number-6

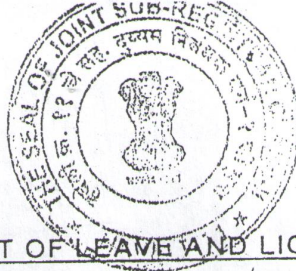
GRN	MH000572758201718E	BARCODE			Date	19/04/2017-12:40:35	Form ID	36A		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL11_HAVELI 11 JOINT SUB REGISTRAR			Full Name	FAHEMIDA HAJI MIYAN SHAIKH					
Location	PUNE									
Year	2017-2018 One Time			Flat/Block No.	CTS NO. 1097A					
Account Head Details			Amount In Rs.	Premises/Building						
0030046401	Stamp Duty		2000.00	Road/Street	KASBA PETH					
0030063301	Registration Fee		1000.00	Area/Locality	PUNE					
				Town/City/District						
				PIN	4	1	1	0	1	1
				Remarks (If Any)	SecondPartyName=CREST EDUCATION SOCIETYS MADRASA ISLAMIA URDU PRIMARY SCHOOL-					
				Amount In	Three Thousand Rupees Only					
Total	3,000.00			Words						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332017041911887	121033394				
Cheque/DD No.			Date	19/04/2017-12:40:53						
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document. Mobile No. : Not Available
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी अ कारावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

F. Shaikh



Mrs. Q.A.G. Shaikh
Head Mistress
Madarassa-e-Islamiya
Urdu Primary School
119/20 Kasba Peth, Pune-11
Mob No - 9623558776



हयल-११		
२४२	२	१४
२०१७		

AGREEMENT OF LEASE AND LICENSE

This agreement of Leave and License is made and executed at Pune on 19th day of April 2017.

BETWEEN

Mrs. Fahemida Haji Miyan Shaikh,
Age – 73 Years, Occu: Retired Teacher,
R/at – 3/1, quarter Gate Housing Society,
Nana Peth, Pune-411002.

Hereinafter called the "LICENSOR" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, administrators, executors and assigns)

... The Party of the **FIRST PART.**

AND

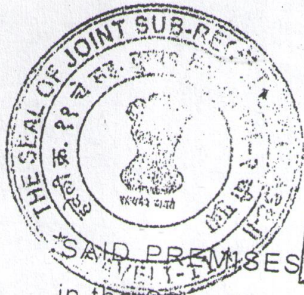
Crest education Society's,
Madrasa Islamia Urdu Primary School,
Kasba Peth, Pune 411011,
Through its Trustee/Headmistress
Mrs. Qamrunissa Abdul Gani Shaikh
Age – 54 Years, Occu: Headmistress,
R/at – 2072, Jaan Mohammed Street,
Camp, Pune -411001.

Hereinafter called the "LICENSEE"

... The Party of the **SECOND PART.**

WHEREAS the Licensor is the owner of premises consisting of entire building, situated at C.T.S. No. 1097A, Kasba Peth, Pune 411011, out of which the premises of this Agreement is 2 rooms on the 2nd floor admeasuring about 400 sq. ft., 3 rooms on the 3rd floor admeasuring about 600 sq. ft. and open terrace on top of the building admeasuring about 600 sq. ft., herein referred to as the

F. Shaikh



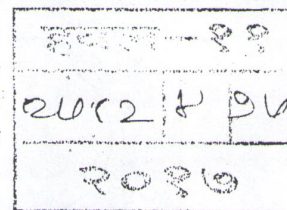
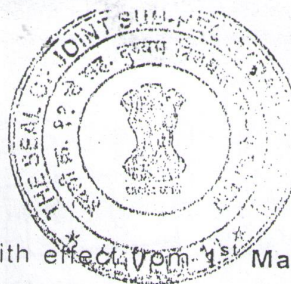
202-99		
202	13	80
2026		

SAID PREMISES and which are particularly described in the Schedule written hereunder.

AND WHEREAS the Licensee approached the Licensor with the request to permit them to use and occupy the said premises of 2 rooms on the 2nd floor admeasuring about 400 sq. ft., 3 rooms on the 3rd floor admeasuring about 600 sq. ft. and open terrace on top of the building admeasuring about 600 sq. ft., with its fixtures and fittings, on LEAVE AND LICENSE basis for the purpose of running Urdu Primary School for a period of Thirty Six (36) months and since the Licensor was looking out for suitable person/s to let out the said premises and hence have agreed to let the said premises on leave and license basis.

NOW THEREOF THESE PRESENTS WITNESSETH THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

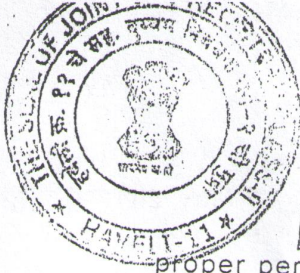
1. Schedule of Property: All that peace and parcel of 2 rooms on the 2nd floor admeasuring about 400 sq. ft., 3 rooms on the 3rd floor admeasuring about 600 sq. ft. and open terrace on top of the building admeasuring about 600 sq. ft., out of total area of the entire building, situate at C.T.S. No. 1097A, Kasba Peth, Pune 411011 within the limits of Pune Municipal Corporation and within the Registration District of the Sub-Registrar of Assurances, Taluka Haveli, District Pune.
2. The Licensor agrees to demise upto the Licensee and the Licensee hereby accepts the said 2 rooms on the 2nd floor admeasuring about 400 sq. ft., 3 rooms on the 3rd floor admeasuring about 600 sq. ft. and open terrace on top of the building admeasuring about 600 sq. ft., premises, with its fixtures and fittings.



SIX" months with effect from 1st May 2017 to 30th April 2020.

3. During the tenure of this License, the Licensee shall pay to the Licensor an amount of Rs.20,000/- (Rupees Twenty Thousand only) per month by way of compensation for the first year i.e. from 1st May 2017 to 30th April 2018 and shall pay Rs. 22,000/- (Rupees Twenty Two Thousand only) for the next 1 year i.e. from 1st May 2018 to 30th April 2019 and shall pay Rs. 24,000/- (Rupees Twenty Four Thousand only) for the third 1 year i.e. from 1st May 2019 to 30th April 2020, on or before the 10th day of each calendar month.
4. There is NO DEPOSIT taken or accepted by the parties to this agreement.
5. It is agreed between the parties that at all times the judicial possession of the said premises shall be of the Licensor and the Licensee has merely been granted the License to make use of the said premises for a limited period only. The Licensee shall hand over vacant, exclusive and peaceful possession of the said premises to the Licensor, after expiry of this License.
6. It is agreed between the parties that if the Licensee commits any default in payment of the monthly compensation as aforesaid on the 10th day of every month, or non payment of electricity bill and/or commits any breach of the terms, covenants contained in this agreement, the Licensor shall be entitled to revoke this License forthwith and serve a notice of one month for vacating the said premises.
7. The Licensee covenant with the Licensor that the obligations hereby granted shall continue throughout the terms of this License period for the

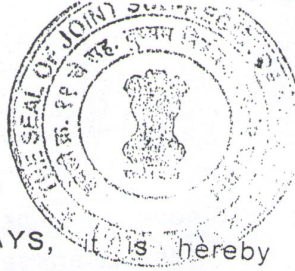
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ہاتف-۲۲		
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۲۰۲۶		

proper performance of the terms and conditions of this LEAVE AND LICENSE agreement as follows:

8. To pay the M.S.E.D.C. Ltd. Electricity bills as per the meter reading of the meter installed for the suit premises during the period of this License.
9. To keep the interior of the said premises in good order and maintain it in proper condition, as they were on the day of occupation.
10. Not to make any alterations to the said premises or remove any door, window, shutter from it except with the written permission of the Licensor.
11. Not to assign, transfer, sub-let or part with the possession of the said premises at any time during the continuance of this License period.
12. To permit the Licensor or her agent/s, to enter and inspect the said premises by giving 24 hours oral notice.
13. The Licensee shall use the premises for the purpose of running Urdu Primary School. The Licensee shall obtain the necessary permit, license, permission etc. from the concerned authorities for running the said school.
14. To deliver to the Licensor, on expiry of this License vacant, exclusive and peaceful possession of the said premises. The Licensee will make good any loss or damage caused to the said premises.
15. On expiry of this License period or earlier, if License is terminated, and if the Licensee fails to deliver vacant and exclusive possession of the said premises to the Licensor, the Licensor shall be entitled to be at liberty to enter into the said premises without hindrance, obstruction and

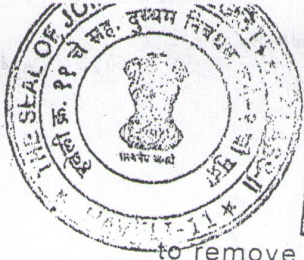


2017-18
2017-18
2017-18

PROVIDED ALWAYS, it is hereby agreed and declared by and between the parties as follows:

16. The said premises shall be used for running Urdu Primary School by the Licensee and their bonafide employees.
17. The Licensee paying the compensation hereby agreed and performing the several covenants and stipulations on their part contained herein shall peacefully enjoy and hold the said premises during the limited period of this Leave and License.
18. The period of Leave and License will be of THIRTY SIX months from 1st May 2017 to 30th April 2020.
19. This agreement may be terminated by written notice of one month by either party, even before the expiry of the above License period.
20. The Licensee shall pay the compensation for the use and occupation of the said premises on or before 10th of each calendar month to the Licensor.
21. The Licensee shall never claim to be a tenant and the agreement always be treated as an agreement of **LEAVE AND LICENSE**, and the relationship between the parties is that of Licensor and Licensee. This licence will always be governed by The Maharashtra Rent Control Act, 1999 and other laws in force for the time being.
22. If the Licensee fails to vacate the said premises within the stipulated period of the License, the Licensee shall be evicted by the Licensor. In such case if the Licensee fails to remove their articles and things belonging to them and if they are found lying in the said premises, the liability in the manner of any damage or loss that may be caused

A. Shaikh A.



दस्तावेज-३३		
२५/२	५९५	
२०१७		

to remove the same from the said premises, will be that of the Licensee.

IN WITNESS WHEREOF, the parties hereto set and subscribe their respective hands on the day and year mentioned herein above.



SIGNED SEALED AND DELIVERED BY

Shaikh

F. Shaikh



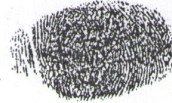
Mrs. Fahemida Haji Miyan Shaikh
LICENSOR



SIGNED SEALED AND DELIVERED BY

Shaikh

Q. Shaikh



Crest education Society's,
Madrasa Islamia Urdu Primary School,
Through its Trustee/Headmistress
Mrs. Qamrunissa Abdul Gani Shaikh
LICENSEE

WITNESSES:

(1) Signature :

[Signature]

Name : Mr. Farooq Kabir Shaikh

Address: 59, tamiz Apartments, Juna Tofakhana,
Shivajinagar, Pune -411005.

(2) Signature :

Sayed

Name : Ms. Shagufta Munawar Sayed

Address: 2072, Jaan Mohammed Street,
Camp, Pune -411001.

6

(Sp)-CC D.T. 2



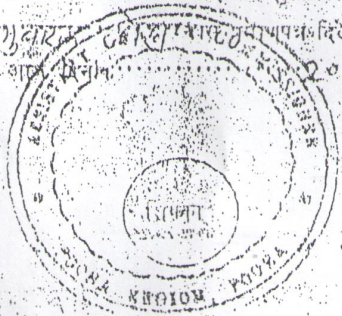
NO. 116/15

नोंदणीचे प्रमाणपत्र

माहिती प्रमाणपत्र देण्यात येत आहे की खाली नमूद सार्वजनिक विश्रस्त व्यवस्था ही आज, मुंबई सार्वजनिक विश्रस्त व्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) कन्वये पुणे विभाग, पुणे येथील सार्वजनिक विश्रस्त व्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आली आहे.

सार्वजनिक विश्रस्त व्यवस्थेचे नाव पुणे येथील सार्वजनिक विश्रस्त व्यवस्था नोंदणी कार्यालयात नोंदणी क्रमांक पुणे २०/१२-१९६२

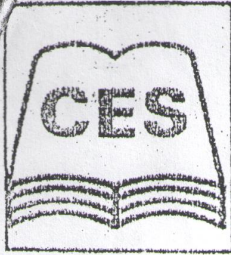
सार्वजनिक विश्रस्त व्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक पुणे २०/१२-१९६२ रोजी माहत्या सहायिणी दिले.



सही
सहाय्यक धर्मोदाय आयुक्त
पुणे विभाग, पुणे



११



CREST EDUCATION SOCIETY

Dr. H.M. Shaikh
President

Society Office:
3/1, Quarter Gate Co-Op. Housing Society,
Nana Peth, Pune-411002.
Ph. No.: 020-26332392

EXTRACT OF THE MINUTES OF THE SPECIAL MEETING OF THE TRUSTEES OF CREST EDUCATION SOCIETY HELD ON 15TH APRIL, 2017 AT 4:00 PM AT THE SOCIETY OFFICE SITUATED AT NANA PETH PUNE.

RESULATION

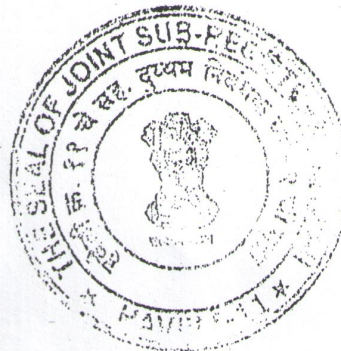
RESOLVED that Mrs : Qamrunnisa Abdul Gani Shaikh is hereby authorized to enter into leave and license agreement in connection with 2 rooms on 2nd flour & 3 rooms on 3rd flour & Terries as license, total area about 1600 sq.ft. With the owner of property viz Mrs: Fahemida Hajimiya Shaikh for a period of 3 years commencing from 1st May 2017 and is also authorized to get the same registered and admit her signature and contents before the officers of the registration office.



Authorized signatory

Handwritten signature

Crest Education Society



2017-88		
2012	99	96
2089		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

संदिग्धतापूर्वक / Enrollments No 2006/00193/01856

नाम
Kamrunnisa Abdul Gani Shaikh
W/O Abdul Gani Shaikh
Opp. Chaud. Tara Masjid Flat no B/Wing B Iqra Heights,
21/21/19, Nasa Peth,
Pune-411007
Maharashtra 411007
9623059776

Ref: 507208 / 117440 / 117705 / P



01707562311618



आपला आधार क्रमांक / Your Aadhaar No. :

9290 9727 2225

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



नाम
Kamrunnisa Abdul Gani Shaikh
जन्म मिति / Year of Birth: 1963
पत्तिका क्रमांक / ID Number



9290 9727 2225

आधार - सामान्य माणसाचा अधिकार

Signature

AIAPS4642N

Permanent Account Number

27/09/1963

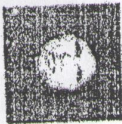
MAHMOOD MOHMDSAYEED SHAIKH

KAMRUNNISA ABDULGANI SHAIKH

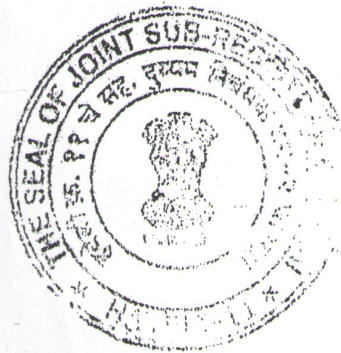
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



09172010



व्यक्त - ११		
२४.१२	१३	७४
२०१७		



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नसंख्याना क्रमांक / Enrollment No 117 1/02009/03244

To,
 शगुला मुनावर सायद
 Shaguila munawar Sayed
 2072
 Jan Mohammed Street Camp
 Camp
 Pune City
 Pune, Pune
 Maharashtra 411001

Doc. 345 / 04E / 308526 / 509168 / P



UE406526R16IN



आपला आधार क्रमांक / Your Aadhaar No. :

6962 7820 1070

आधार - सामान्य माणसाचा अधिकार



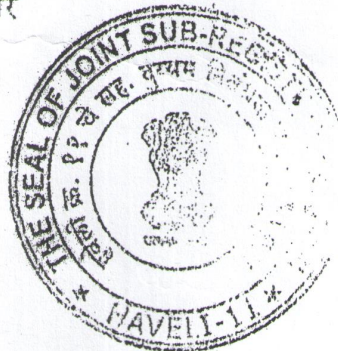
भारत सरकार
 GOVERNMENT OF INDIA

शगुला मुनावर सायद
 Shaguila munawar Sayed
 जन्म वर्ष / Year of Birth : 1977
 लिंग / Female



6962 7820 1070

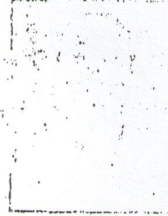
आधार - सामान्य माणसाचा अधिकार



हजरत-११		
2052	94	90
20१७		

भारत निर्वाचन आयोग
 Election Commission of India
 ओळख
 IDENTITY CARD

GQN2777897



मतदाराचे नाव : शगुला मुनावर सायद
 Elector's Name : Shaguila Munawar Sayed

पतिचे नाव : मुनावर सायद
 Husband's Name : Munawar Sayed

लिंग : स्त्री Sex : F

17/1/2008 रोजी वय : 30
 Age as on 17/1/2008

Sayed

आयकर विभाग
 INCOME TAX DEPARTMENT
 SAYED SHAGUILLA MUNAWAR
 ABBAS SHAIKH
 696278201070
 Permanent Account Number
 PQRS9684C

भारत सरकार
 GOVT. OF INDIA



329/2782

सुधवार, 19 अप्रैल 2017 3:49 म.नं.

दस्त गोषवारा भाग-1

हवेली-11

१६/१७

दस्त क्रमांक: 2782/2017

दस्त क्रमांक: हवेली-11/2782/2017

वाजारा मुल्य: रु. 00/-

मोबदला: रु. 22,000/-

भरलले मुद्राक शुल्क: रु. 2,000/-

दु. नि. सह दु. नि. हवेली-11 यांचे कार्यालयात

पावती: 3071

पावती दिनांक: 19/04/2017

अ. क्र. 2782 वर दि. 19-04-2017

सादरकरणाचे नाव: सौ. फहेमीदा हाजी मिया शेख - -

रोजी 3:44 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

F Shaikh

एकूण: 1360.00

दस्त हजर करणाऱ्याची सही:

[Signature]

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

[Signature]

सह दुय्यम निबंधक, हवेली-11
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्तावा प्रकार: 36-अ-लिहू अंड लायसन्सेस

मुद्राक 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.

दिनांक: 19/04/2017 03:44:53 PM ची वेळ: (सादरीकरण)

दिनांक: 19/04/2017 03:45:23 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहू देणार व लिहू देणार
सत्य प्रतिज्ञेवर लिहू देतो की सदर दस्तास
जोडलेली पूरक कागदपत्रे ही अस्सल व खरी
आसून ती खोटी व झगळट आढळून आल्यास
नोंदणी अधिकार १९०८ चे कलम ८२ अन्वये
आपल्या स्वार्थानुसार आम्ही जबाबदार राहू.

[Signature]
लिहू देणार

[Signature]
लिहू देणार



18/04/2017 03:50:53 PM

दस्त गोपवारा भाग-2

हबेली 11

9019V

दस्त क्रमांक: 2782/2017

दस्त क्रमांक: हबेली 11/2782/2017

दस्ताचा प्रकार: -36-अ-लिब्ह अँड लायसन्सेस

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: सौ. फहेमीदा हाजी मिया शेख - -
पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 3/1 क्वार्टर
गेट हौसिंग सोसायटी नाना पेठ पुणे, ब्लॉक नं: -, रोड
नं: -, महाराष्ट्र, पुणे.
पॅन नंबर: DPJPS7353H

पक्षकाराचा प्रकार

लायसेन्सार्

वय :-73

स्वाक्षरी:-

FShaikh

छायाचित्र



अंगठ्याचा ठसा



2 नाव: क्रेस्ट एज्युकेशन सोसायटी चे मद्रासा इस्लामीया
उर्दु प्राथमरी स्कूल तर्फे हेड मिस्ट्रीस सौ. कमरुनिस्सा
अब्दुल गनी शेख - -
पत्ता: फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 2072
जान मोहम्मद स्ट्रीट कॅम्प पुणे, ब्लॉक नं: -, रोड नं: -,
महाराष्ट्र, पुणे.
पॅन नंबर: AIAPS4642N

लायसेन्सी

वय :-54

स्वाक्षरी:-

Kamrunissa



वरील दस्तऐवज करून देणार तथाकथित 36-अ-लिब्ह अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफा क्र. 3 ची वेळ: 19/04/2017 03:46:59 PM

ओळख:-

सदर दस्तऐवज निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु
क्र.

पक्षकाराचे नाव व पत्ता

1 नाव: अँड. आतिफ. शेख
वय: 55
पत्ता: कॅम्प पुणे
पिन कोड: 411001

छायाचित्र



अंगठ्याचा ठसा



स्वाक्षरी

A. Shaikh

शिफा क्र. 4 ची वेळ: 19/04/2017 03:47:17 PM

निबंधक (वर्ग-१) हबेली क्र. ११

EPayment Details.

Defacement Number
0000358201718E

Defacement Number
0000358643201718

प्राप्तपिठ करण्यात येते की,
या दस्तऐवजात एकूण ११ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे

2052 नंबरी मीदला.

2052

सद. मुख्य निबंधक (वर्ग-२) हबेली क्र. ११
दिनांक १९/०४/२०१७

Know Your Rights as Registrants

2782/2017

For correct payment for correctness through thumbnail (4 pages on a side) printout after scanning.
For correct payment for correctness through registration.

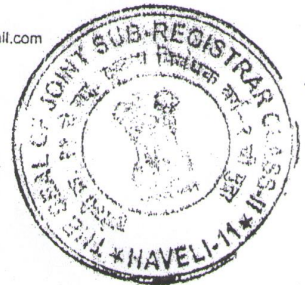
For feedback, please write to us at feedback.isarita@gmail.com

ATTESTED

(Signature)

Head Mistress

Maharak High School
101/29, Kasba Path, Pune-11





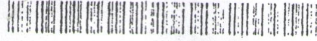
भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

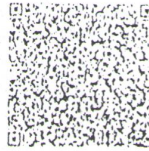
जोडविण्याचा क्रमांक / Enrollment No. 11777013600492

पत्तो
फ्लॉपिदा हॉल भवन २६
Flaponda Hall Bhavan 26
Building No. 3, Flat No. 1, Cluster Gate colony Society
Near Railway Station, Pune
Pune City
Pune City Pune City
Maharashtra 411002

Rob 226 / 180 448966 7453379 17



SI1030677492FT



आपला आधार क्रमांक / Your Aadhaar No.

9861 8910 7831

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

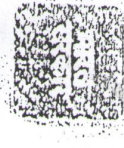
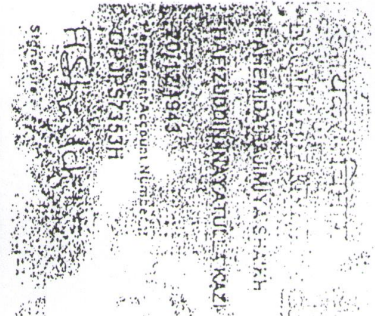


पत्तो
फ्लॉपिदा हॉल भवन २६
Flaponda Hall Bhavan 26
जन्म वर्ष / Year of Birth 1984
Pune City

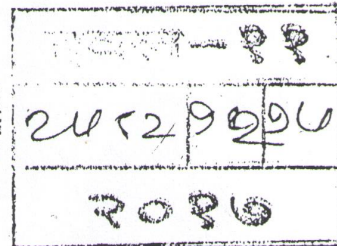
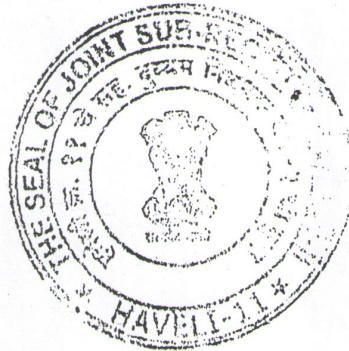


9861 8910 7831

आधार - सामान्य माणसाचा अधिकार



Aishwilk





ADVOCATE
Bar Council of
Maharashtra & Goa
MUMBAI



Name : SHAIKH MOHAMMED ASIF
Residence : PUNE, Dist. PUNE
Roll No. : MAH/3822/2003
Enrolled On : 06-12-2003
Date Of Birth : 04-07-1960
74422 B0000024905

CHAIRMAN



सरकार
GOVERNMENT OF INDIA



फारूक कबीर शेख
Farooque Kabir Shaikh
जन्म वर्ष/YoB: 1976
पुरुष Male



7713 1718 6310

आधार - सामान्य माणसाचा अधिकार

(Handwritten signature)

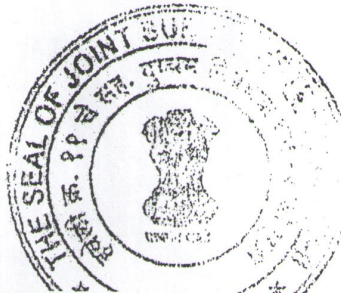


आधार प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O: कबीर शेख, 59 तामिझ
अपार्टमेंट जुना तोफखाना,
कोर्ट रस्ता जवळ
शिवाजीनगर, पुणे शहर,
शिवाजीनगर, पुणे
महाराष्ट्र, 411005

Address:
S/O: Kabir Shaikh, 59 tamiz
apartment juna tofakhana,
near court road shivajinagar,
Pune City, Shivajinagar, Pune
Maharashtra, 411005

Aadhaar - Aam Aadmi ka Adhikar



हस्ताक्षर - ११		
2012	08	09
20१७		

23/03/2023

Index -2

SroName : Joint S.R. Haveli 26

Doc No. : 4663/2023


Regn:63m

Village Name : Kasaba Peth

(1) Article	Leave and Licenses(36 A)
(2) Deposit	-
(3) Licence Fee	Rs.2000/-
(4) Property Description	Corporation: Pune, Other details: Land+Building/Shed No:-, Floor No:2nd & 3rd & Terrace, Building Name:-, Block Sector:Kasba Peth, Road:-, City:Kasaba Peth , District:Pune, C.T.S. Number : 1097A, Leave and License Months:36
(5) Area	1600 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Fahemida hajimiyani Shaikh deceased through Legal Heirs Patel Rizwana, Mohammed Hanif Age: 55 Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Nana Peth, Road: Corner Gate Sola, City:Nana Peth, District:Pune, State:Maharashtra, Pin:411002 PAN: AHCPP4246Q
(8) Licensee Name and Address	Name: Great Education Society, madarsa islamiya urdu Primary School Through Principle Sayyed Shagufta Munnawar Age: 45 Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Camp, Road:Camp Street, City:Camp, District:Pune, State:Maharashtra, Pin:411001 PAN:
(9) Date of Execution	03/03/2023
(10) Date of Registration	23/03/2023
(11) Registration Number/Year	4663/2023
(12) Stamp Duty	Rs.180.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 26 :



527/4663/2023	Registration No. :39M	7:51 PM
Receipt		
Village Name: Kasaba Peth	Receipt No.:4854	Date: 23/03/2023
Document No.: HVL26/4663/2023		
Document Type : Leave and Licenses(36 A)		
Presenter Name: Fahemida hajimiyen shaikh deseased through Legal Heirs Patel Rizwana Mohammed Hanif		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presenter and Crest education society madarsa islamiya urdu Primary School Through Principle Sayyed Shagufta Munawar is received for registration.		
Joint S.R. Haveli 26		
Stamp duty of Rs. 180.00/- is paid by GRN MH016316301202223E on 04/03/2023 Registration fee of Rs. 1000/- is paid by GRN MH016316301202223E on 04/03/2023		
Thumb Impression of <u>Joint S.R. Haveli 26</u> : 		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 180.00/-	MH016316301202223E	04/03/2023
Registration Fee	Rs. 1000/-	MH016316301202223E	04/03/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 03/03/2023 at Pune
Between,

1) **Name:** Mr. Fahemida hajimiyan shaikh deseased through Legal Heirs Patel Rizwana Mohammed Hanif, Age : About 55 Years, Occupation : Business, PAN : AHOPP4246Q Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Nana Peth, Road:Corter Gate Sola, Nana Peth, Pune, Maharashtra, 411002

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. Crest education society madarsa islamiya urdu Primary School Through Principle Sayyed Shagufta Munawar, Age : About 45 Years, Occupation : Service Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Camp, Road:Camp Street, Camp, Pune, Maharashtra, 411001

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/01/2023 and ending on 31/12/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his aforesaid Non-Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



- 1) Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 36 Months commencing from 01/01/2023 and ending on 31/12/2025
- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs.2000(Two Thousand Only) per month towards the compensation for the use of the said Licensed premises. This amount of monthly License fee amount shall be payable within first five days of the concerned month of Leave and License.
- 3) Maintenance Charges:** That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- 4) Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.
- 5) Use:** That the Licensed premises shall only be used by the Licensee for Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .
- 6) Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.
- 7) No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
- 8) Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.
- 9) Cancellation:** That, ~~Subject to the condition of lock in period (if any),~~ if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.



10) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on expiry or sooner determination of this Agreement ,the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

11) Miscellaneous: The Leave and Licensee agreement was not executed for the period of 1 May 2019 to 31 December 2022, initially due to COVID and thereafter due to death of original owner but the premises continue with the licensee.

12) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee.







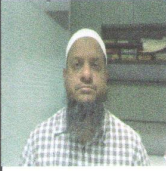

SCHEDULE I

(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. -, Built-up :1600 Square Feet, situated on the 2nd & 3rd & Terrace Floor of a Building known as '-' standing on the plot of land bearing C.T.S. Number :1097A, Road: -, Location: Kasba Peth, of Village:Kasaba peth ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.







Name & Address	Photo	Thumb Image	Digitally signed
<p>Licensor <u>Mr.Fahemida hajimiyana shaikh deceased through</u> <u>Legal Heirs Patel Rizwana Mohammed Hanif</u> Address:Flat No:-, Floor No:-, Building Name:-, Block Sector:Nana Peth, Road:Corter Gate Sola, Nana Peth, Pune, Maharashtra, 411002</p>			Not Available
<p>Licensee <u>Mr.Crest education society madarsa islamiya</u> <u>urdu Primary School Through Principle Sayyed</u> <u>Shagufta Munawar</u> Address:Flat No:-, Floor No:-, Building Name:-, Block Sector:Camp, Road:Camp Street, Camp, Pune, Maharashtra, 411001</p>			Not Available
<p>Witness of execution of all executants <u>Khan Raheennaaz Abdulrehman</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Guruwar Peth, Road:Near Small Masjid, Guruwar Peth, Pune, Maharashtra, 411042</p>			Not Required
<p>Witness of execution of all executants <u>Shaikh Farooque Kabir</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Shivaji Nagar, Road:Courr Road, Shivaji Nagar, Pune, Maharashtra, 411005</p>			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees have stated that they are well acquainting to the said parties.They have given their consent to, Department of Stamp and Registration,Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	
Licensor <u>Fahemida</u> <u>hajimiyan</u> <u>shaikh</u> <u>deseased</u> <u>through Legal</u> <u>Heirs Patel</u> <u>Rizwana</u> <u>Mohammed</u> <u>Hanif</u>	03/03/2023 06:24:02 PM	03/03/2023 06:24:26 PM	Patel Rizwana Mohammed Hanif, Female, XXXX XXXX 5917	
Licensee <u>Crest education</u> <u>society madarsa</u> <u>islamiya urdu</u> <u>Primary School</u> <u>Through</u> <u>Principle</u> <u>Sayyed</u> <u>Shagufta</u> <u>Munawar</u>	03/03/2023 06:25:37 PM	03/03/2023 06:25:51 PM	Shagufta munawar Sayed, Female, XXXX XXXX 1070	
identifier for all executants <u>Khan</u> <u>Raheennaaz</u> <u>Abdulrehman</u>	03/03/2023 06:29:37 PM	03/03/2023 06:29:48 PM	Raheen Naaz Mudassir Shaikh, Female, XXXX XXXX 3396	
identifier for all executants <u>Shaikh</u> <u>Farooque Kabir</u>	03/03/2023 06:30:41 PM	03/03/2023 06:30:53 PM	Farooque Kabir Shaikh, Male, XXXX XXXX 6310	





स्थापना : १९२६

पब्लिक ट्रस्ट नं. : एफ/ २१५/पी.

श्री समर्थ व्यायाम मंदिर

५८७, रास्ता पेठ, दारूवाला पूल, पुणे - ४११ ००९.

● नियामक मंडळ ●

अध्यक्ष

श्री. रमेश भांड

कार्याध्यक्ष

श्री. शांतिलाल सुरतवाला

उपाध्यक्ष

श्री. रमाकांत आंदेकर

मंत्री (सचिव)

श्री. कांता येळवंडे

९८२२३१५६७८

निधीधारक

श्री. संदीप बुचके

संचालक

श्री. दिलीप दिवें

सभासद

श्री. कालिदास काळे

श्री. शांतीकांत सिन्हाकर

श्री. अनिल थोरात

श्री. मधुकर वळसंगकर

संदर्भ क्र. :

दिनांक : 13/05/2022

प्रति,

क्रेस्ट एज्युकेशन सोसायटी,

मदरसा-ए-इस्लामिया उर्दू प्राथमिक स्कूल,

मुबारक गर्ल्स हायस्कूल, कसबा पेठ, पुणे-११.

विषय :- खेळाचे मैदान वापरण्यास मिळणे बाबत.

मा. महोदय,

मा. मुख्याध्यापिका, आपल्या शाळेचे खेळाचे मैदान वापरण्यास मिळावे हे पत्र आम्हांला मिळाले. त्या पत्रानुसार संस्थेच्या नियामक मंडळाने आपल्या शाळेस माहे एप्रिल २०२२ ते एप्रिल २०२५ या कालावधीसाठी (फक्त ३ वर्षासाठी) खेळाचे अंदाजे १२५० चौ.मी. क्षेत्राचे मैदान उपलब्ध करून दिले आहे. मैदान वापरण्यासंबंधीच्या नियम व अटी खालीलप्रमाणे -

नियम व अटी :-

१. आपण मैदानाचा वापर खेळण्याव्यतिरिक्त इतर कुठल्याही कार्यक्रमास करता येणार नाही.
२. मैदानात खेळ घेताना काही अनुचित प्रकार घडल्यास त्याची संपूर्ण जबाबदारी आपल्या शाळेची/संस्थेची राहिल.
३. अनुचित प्रकार घडल्यास मैदानातील खेळांची परवानगी रद्द करण्याचे सर्व अधिकार नियामक मंडळास राहतील.
४. मैदान नेहमी स्वच्छ ठेवणे बंधनकारक राहिल.
५. मैदान व त्यातील कोणत्याही वस्तूंची नासधूस अथवा नुकसान झाल्यास त्याची सर्वस्वी जबाबदारी ही आपल्या शाळेची/संस्थेची राहिल.





स्थापना : १९२६

पब्लिक ट्रस्ट नं. : एफ/ २१५/पी.

श्री समर्थ व्यायाम मंदिर

५८७, रास्ता पेठ, दारूवाला पूल, पुणे - ४११ ००९.

● नियामक मंडळ ●

अध्यक्ष

श्री. रमेश भांड

कार्याध्यक्ष

श्री. शांतिलाल सुरतवाला

उपाध्यक्ष

श्री. रमाकांत आंदेकर

मंत्री (सचिव)

श्री. कांता येळवंडे

९८२२३१५६७८

निधीधारक

श्री. संदीप बुचके

संचालक

श्री. दिलीप दिवसे

सभासद

श्री. कालिदास काळे

श्री. शांतिकांत सिन्हाकर

श्री. अनिल थोरात

श्री. मधुकर वळसंगकर

संदर्भ क्र. :

दिनांक : 13/05/2022

प्रति,

क्रेस्ट एज्युकेशन सोसायटी,

मदरसा-ए-इस्लामिया उर्दू प्राथमिक स्कूल,

मुबारक गर्ल्स हायस्कूल, कसबा पेठ, पुणे-११.

विषय :- खेळाचे मैदान वापरण्यास मिळणे बाबत.

मा. महोदय,

मा. मुख्याध्यापिका, आपल्या शाळेचे खेळाचे मैदान वापरण्यास मिळावे हे पत्र आम्हांला मिळाले. त्या पत्रानुसार संस्थेच्या नियामक मंडळाने आपल्या शाळेस माहे एप्रिल २०२२ ते एप्रिल २०२५ या कालावधीसाठी (फक्त ३ वर्षासाठी) खेळाचे अंदाजे १२५० चौ.मी. क्षेत्राचे मैदान उपलब्ध करून दिले आहे. मैदान वापरण्यासंबंधीच्या नियम व अटी खालीलप्रमाणे -

नियम व अटी :-

१. आपण मैदानाचा वापर खेळण्याव्यतिरिक्त इतर कुठल्याही कार्यक्रमास करता येणार नाही.
२. मैदानात खेळ घेताना काही अनुचित प्रकार घडल्यास त्याची संपूर्ण जबाबदारी आपल्या शाळेची/संस्थेची राहिल.
३. अनुचित प्रकार घडल्यास मैदानातील खेळांची परवानगी रद्द करण्याचे सर्व अधिकार नियामक मंडळास राहतील.
४. मैदान नेहमी स्वच्छ ठेवणे बंधनकारक राहिल.
५. मैदान व त्यातील कोणत्याही वस्तूंची नासधूस अथवा नुकसान झाल्यास त्याची सर्वस्वी जबाबदारी ही आपल्या शाळेची/संस्थेची राहिल.





स्थापना : १९२६

पब्लिक ट्रस्ट नं. : एफ/ २१५/पी.

श्री समर्थ व्यायाम मंदिर

५८७, रास्ता पेठ, दारुवाला पूल, पुणे - ४११ ००१.

● नियामक मंडळ ●

अध्यक्ष

श्री. रमेश भांड

कार्याध्यक्ष

श्री. शांतिलाल सुरतवाला

उपाध्यक्ष

श्री. रमाकांत आंदेकर

मंत्री (सचिव)

श्री. कांता येळवंडे

९८२२३९५६७८

निधीधारक

श्री. संदीप बुचके

संचालक

श्री. दिलीप तिकोने

सभासद

श्री. कालिदास काळे

श्री. अनिल थोरात

श्री. मधुकर वळसंगकर

संदर्भ क्र. :

दिनांक : 13/05/2022

मागील नियम व अटी क्रेस्ट एज्युकेशन सोसायटी, मदरसा-ए-इस्लामिया उर्दू प्राथमिक स्कुल व मुबारक गर्ल्स हायस्कूल यांना बंधनकारक असून मैदान वापरण्यासाठी पुढील तीन वर्षांसाठी एप्रिल २०२२ ते एप्रिल २०२५ पर्यंत मैदान देखभाल खर्च म्हणुन नियामक मंडळाने ठरविलेल्या वार्षिक खर्च रू. २५,०००/- (अक्षरी पंचवीस हजार फक्त) या प्रमाणे तीन वर्षांचे रू. ७५,०००/- (अक्षरी पंच्याहत्तर हजार फक्त) चेक स्वरूपात आम्हास मिळाले आहे.

चेक नं. - 000159

बँकेचे नाव : पुणे जिल्हा मध्यवर्ती सहकारी बँक मर्यादित

दिनांक : 10/05/2022

रक्कम : 75000/- फक्त (पंचाहत्तर हजार फक्त)



[Signature]
13/5/22

मंत्री (सचिव)

श्री समर्थ व्यायाम मंदिर, पुणे

श्री समर्थ व्यायाम मंदिर

५८७, रास्ता पेठ, पुणे-११.

आम्हाला पोल्स मिळाली

मो. नंबर :- 9689616757