

स्कॅनिंग  
दस्ता नं. ७९६०  
वेळ --- ७:३०  
राष्ट्रिय निदेशक (वर्ग-२)  
हवेली छ. १०, पुणे

326/7100

पावनी

Original/Duplicate

Thursday, March 14, 2024

नोंदणी क्र.: 39म

11:51 AM

Regn.: 39M

पावनी क्र.: 7243 दिनांक: 14/03/2024

गावाचे नाव: बालेवाडी

दस्तऐवजाचा अनुक्रमांक: हवल 10-7100-2024

दस्तऐवजाचा प्रकार: 36-अ-विह्व अंड लायमन्वेय

मादर करणाऱ्याचे नाव: लायसेन्सॉर अरुण बाय धोत्रे,

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹ 640.00

पृष्ठांची संख्या: 32

एकूण:

₹. 1640.00

आपणाने मूळ दस्त, संवनेष प्रिंट, सूची-२ अंदाजे  
12:11 PM ह्या वेळेस मिळेल.
  
 सह दुय्यम निबंधक, हवेली-10

वाजारा मूल्य: ₹.1000000/-

सोंवकला ₹.310110/-

यानेवळ मुद्रांक शुल्क: ₹. 19300/-

 मुळदस्त मिळवण्या  
 हवेली क्र. १०

 सह. दुय्यम निबंधक (वर्ग-२)  
 हवेली क्र. १०

1) देयकाचा प्रकार: DHC रकम: ₹.640/-

डीडी/धनादेश/पि ओईए क्रमांक: 0324145200377 दिनांक: 14/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.1000/-

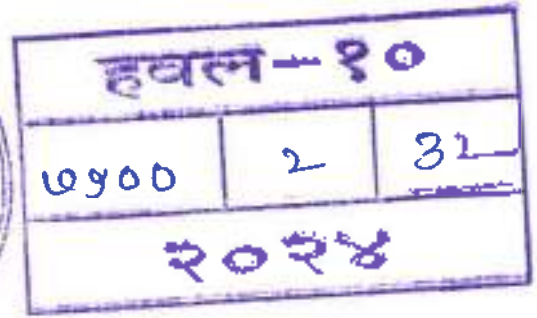
डीडी/धनादेश/पि ओईए क्रमांक: MH017114982202324E दिनांक: 14/03/2024

बँकेचे नाव व पत्ता:

 मुळदस्त मिळवण्या  
 हवेली क्र. १०




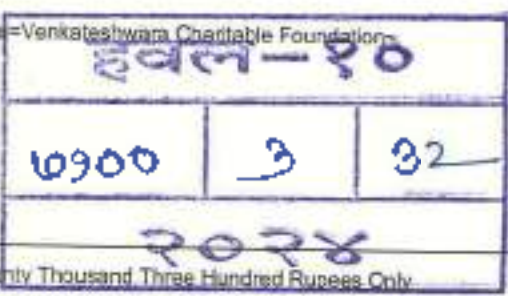
Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	032/145200377	Date	14/03/2024
Received from Arun Y Dhone, Mobile number 9822611436, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 10 of the District Pune.			
Payment Details			
Bank Name	SBI	Date	14/03/2024
Bank C/N	10004152024031400351	REF No.	407497265535
This is computer generated receipt, hence no signature is required.			





CHALLAN  
MTR Form Number-6



GRN	MH017114982202324E	BARCODE	[Barcode]		Date	12/03/2024-11:32:54	Form ID	36A		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL 10_HAVELI 10 JOINT SUB REGISTRAR			Full Name	Arun Y Dhole and ors					
Location	PUNE			Flat/Block No.	land and bulking on Plot No.50, 60					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount in Rs.		Road/Street	5. No. 22, Hissa No. 10A/10, 10B/5, Lawmen Nagar, Bolewadi,					
0030046401	Stamp Duty	19000.00		Area/Locality	Pune					
0030083301	Registration Fee	1000.00		Town/City/District						
				Pin	4	1	1	0	4	5
				Remarks (If Any)	Secondary Name=Venkateshwara Charitable Foundation					
										
										
				Amount in Words	Twenty Thousand Three Hundred Rupees Only					
Total										
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DO Details				Bank CIN	Rel. No.	02901792024031281950		523237931		
Cheque/DO No.				Bank Date	RBI Date	12/03/2024-11:34:58		Not Verified with RBI		
Name of Bank				Bank-Branch	UNION BANK OF INDIA					
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. : 9572202020

सदर चालन केवल दस्तावेज निलंबित कार्यालयत मोदणी करवावयाच्या दस्तावेजाती शसु आडे . मोदणी न करवावयाच्या दस्तावेजाती सदर चालन लागू नाही .

Lease and License Agreement

श्री. राय. होम



हवल-१०		
७१००	५	३२
२०२४		

**LEAVE AND LICENSE AGREEMENT**

**THIS AGREEMENT OF LEAVE AND LICENSE** made at PUNE this 14<sup>th</sup> day of March in the Year Two Thousand Twenty Four

अ. वा. म. धोत्रे

**BETWEEN**

(1) Mr. Arun Y Dhotre, age : 63 years, occ : business, UIDAI : 803224585221, (2) Arun Y Dhotre (HUF) through its Karta Mr. Arun Y Dhotre, (3) Mrs. Sangita A Dhotre, age : 54 years, UIDAI : 564557522372, (4) Mr. Shirish A Dhotre age : 36 years, UIDAI : 456455012044, (5) Mr. Nikhil A Dhotre, age : 34 years, UIDAI : 703538584640 (6) Mr. Rohit A Dhotre, age : 32 years, UIDAI : 880351349156, (Nos. 3 to 6 hereinabove through their Power of Attorney Holder Mr. Arun Y Dhotre hereinabove) all residing at 51/275, PMC Colony, Shivaji Nagar, Pune 411016, hereinafter referred to as "the Licensors" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and/or assigns).

.....OF THE FIRST PART

**AND**

Venkateshwara Charitable Foundation A Public Trust, (PAN : AAATV0797P) registered under the Bombay Trust Act, 1950, and having its office at Venkateshwara House, S. No. 114/A/2, Pune-Sinhagad Road, Pune - 411030, through its authorized signatory Mr. Balu S. Gaikwad, age : 52 years, occ : service, UIDAI : 464818743343, hereinafter referred to as "the Licensee" ( which expression shall unless repugnant to the context and meaning thereof, deemed to mean and include the said successors in title).

.....OF THE SECOND PART



हवेल-१०		
७९००	५	३२
२०२४		

(1) The Licensors are well and sufficiently entitled to premises comprising of land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 59 area admeasuring 5.18 Ares and private plot no. 60 area admeasuring 2.61 Ares totally admeasuring 7.79 Ares i.e. 779 sq. mtrs. out of S. No. 22, Hissa No. 10A/10, 10B/6 situated at village Laxman Nagar, Balewadi, Pune situated within the limits of Pune Municipal Corporation and hereinafter referred to as "the said Licensed Premises" which is more particularly described in the Schedule hereunder written.

(2) The Licensee is a public Charitable Trust registered under Bombay Public Trust Act, 1950 and is engaged in carrying out charitable activities including that of running school and has decided to establish one such international School at prominent and prime location at Pune and the said premises of the Licensors having all these credentials, the Licensee approached Licensors with a request to allow the Licensee to use and occupy the said premises more particularly described in the schedule written hereunder for conducting its activity of running a international school on leave and license basis

AND WHEREAS the Licensee has represented to the Licensors and declares that :

- (i) the use and occupation of the said premises allowed to be made as hereinafter stated will not tantamount to a tenancy and will not create any tenancy or other similar rights;
- (ii) at no point in time will the Licensee or any one on behalf of the Licensee contend that this Agreement or this occupation of the said premises amounts to or creates any tenancy or other similar rights or that any of them has derived any title to the said premises or any part thereof;
- (iii) even after the commencement of the use and occupation of the said premises by the Licensee, the LICENSORS alone shall remain in POSSESSION, be in POSSESSION and be deemed always to



हवल-१०		
७१००	६	३२
२०२४		

have remained in POSSESSION of the said premises and that the Licensee shall at no time whether during the subsistence of the License or thereafter claim to be in POSSESSION of the said premises or any part thereof;

- (iv) the Licensee shall not claim protection of the Bombay Rent and Lodging House Rent Control Act, 1947 or any modification or reenactment thereof or any law giving any protection to a tenant or a Licensee and that notwithstanding any change in law the rights and liabilities of the parties set out herein, particularly in clause 4 below will remain unaffected;
- (v) relying upon the representations made by the Licensee set out in recital hereinabove and believing the same to be true, the Licensors have agreed to allow the Licensee to use and occupy the said premises strictly on the terms and conditions.

**NOW THIS AGREEMENT OF LICENSE WITNESSETH AS UNDER :-**

(1) The Licensee confirms the representations as made hereinafter by it accepts that the said representations form the basis of this Agreement of License, to use and occupy the said premises. The parties hereby declare, record and confirm that nothing herein contained nor the permission for leave and license herein referred to nor any one or more of them and that neither the Licensee nor anyone on their behalf nor any of the persons aforesaid will at any time contend that any tenancy or similar rights have come into existence in favour of the Licensee on any person aforesaid or anyone or more of them.

(2) In consideration of the license fee herein reserved and contained and relying on the representations made by the Licensee and believing the same to be true the LICENSORS doth hereby allow the Licensee, to use and occupy the said premises only for the limited purpose of the bonafide use by the Licensee for school purpose for a period of 24 months (twenty four months) commencing from 08/05/2024 and expiring on 07/05/2026. The license fee for the occupation of the said premises is fixed at Rs. 3,10,110/- (Rupees Three Lacs Ten Thousand One Hundred and Ten





हवल-१०		
७९००	७	३२
२०२४		

Only) per month as license fee for such use of the licensed premises payable on or before the 10<sup>th</sup> day of each calendar month. The Licensee has been / shall be put in occupation of the said premises on 08/05/2024. This agreement shall be deemed to have come into force on and from 08/05/2024.

(3) In addition to the payment of License fee the LICENSEE shall keep with the LICENSORS refundable interest free security deposit of Rs. 10,00,000/- (Rupees Ten Lakhs Only) which is paid by the Licensee to the Licensors on execution of the earlier Leave and License Agreement executed between the Licensors and the Licensee, hereinafter referred to as THE SAID DEPOSIT towards the performance of this Agreement, and the Licensors duly acknowledge the receipt of the same. It is agreed that upon the termination of this Agreement by efflux of time or its sooner determination as provided herein, the LICENSORS shall refund (but without interest) the said Deposit to the LICENSEE after deducting therefrom such amount as may be found due and payable by the LICENSEE to the LICENSORS or to any other authority as provided in this Agreement and which amount may have remained outstanding under this Agreement. It is specifically agreed that if LICENSORS fail to return the said security deposit after determination of this Agreement as provided in this agreement, Licensee will be entitled to occupy the said premises without payment of license fee as agreed in this agreement and also will be entitled to claim the interest @ 5% p. a. of the amount of deposit from the date receipt of intimation by the Licensee to the LICENSORS offering to remove itself with all its belongings from the said premises till the security deposit is received by the LICENSEE from the LICENSORS.

(4) The Licensee hereby for itself and its representatives and assigns and to the intent that the obligations herein contained shall continue throughout the period of license hereby granted doth hereby covenant with Licensors as follows :-



हवेल-१०		
७९००	८	३२
२०२४		

- (a) to pay the License fee at the rate of Rs. 3,10,110/- (Rupees Three Lacs Ten Thousand One Hundred and Ten Only) per month. Such monthly license fee as herein before provided shall be paid on or before the 10<sup>th</sup> day of every English Calendar month by six cheques. Therefore one cheque for Rs. 95,055/- in the name of Mr. Arun Y. Dhotre; one cheque for Rs. 95,055/- in the name of Arun Y. Dhotre (HUF); and four cheques for Rs. 30,000/- each in the name of Mrs. Sangita A. Dhotre, Mr. Shirish A. Dhotre, Mr. Nikhil A. Dhotre and Mr. Rohit A. Dhotre, respectively;
- (b) the license fee shall be paid to each Licensors separately as mentioned in clause no. 4 (a). The Licensors assure and declare that such individual payments shall be construed as full and lawful payment and discharge for the entire license fee due every month;
- (c) the Licensee will be entitled to deduct the tax at source as per the provisions of Income Tax Act if applicable or applicable taxes, if any;
- (d.i) the Licensee shall pay the electricity charges regularly from month to month as per the bills for consumption of electricity as recorded in the electric meter installed by M.S.E.D.C.L. and to forthwith deliver to the Licensors;
- (d.ii) the Licensee shall pay charges for telephone installed in the premises by way of hire charges, telephone calls made including S.T.D., I.S.D. if any and all other charges as per the bill received from the service provider the Bills and receipts for the payment thereof as provided herein above;
- (d.iii) the Licensee shall pay regularly all the property and Municipal Taxes of the premises during the period of this Agreement;
- (e) the Licensee shall keep and maintain at its own costs the said premises, the interior fixtures, fittings, electrical, sanitary and permanent installations which are installed by the Licensee at their own cost in the said premises in good repair and condition;



हवल-१०		
१२९००	८	३२
२०२४		

- (f) the Licensee shall use and occupy the said premises for its bonafide use as a school and the Licensee shall use the said premises with due care and caution as a prudent man would do and shall not do or omit to do or suffer to be done any act, deed, matter or thing whereby the LICENSORS right to hold the said premises is avoided forfeited, extinguished or otherwise put to jeopardy and/or whereby a breach of the rules and regulation and the bye laws of any act for the time being enforce is committed and/or where by the rights of the LICENSORS in the said premises adversely prejudiced.
- (g) the Licensee shall obtain at its own cost and expenses, the NOC's, permissions and licenses from all concerned authorities for running school by the Licensee, if required;
- (h) the Licensee shall not store any hazardous or inflammable articles except cooking gas cylinder in the said premises nor shall the licensee carry out any illegal activity
- (i.i) upon the termination or earlier determination of the license or during the license period of 24 months from the date of license, the Licensee indemnifies the Licensors that any issue regarding the activity of school or any other issue co-related should not affect such termination of license;
- (i.ii) upon refund of security deposit amount by the Licensors to the Licensee after deduction therefrom, if any, as aforesaid the Licensee agrees and undertakes for itself and each of the persons aforesaid not to enter upon the said premises or commit trespass after termination of the license even if the Licensee is contesting the validity of such termination;
- (i.iii) upon refund of security deposit amount by the Licensor to the Licensee after deduction therefrom, if any, and in the event of the Licensee and the persons referred to in sub-clause (i) above, not removing themselves and/or their articles, belongings and effects from the said premises or any part thereof, it is agreed that the



हवेली-३०		
७१००	१०	३२
२०२४		

Licensors shall have a right to remove the Licensee and its agents and servants including the Licensee's employee/s and/or to prevent them from entering in or upon the said premises and/or to remove all the articles belonging to them from the said premises.

(5) The LICENSORS have permitted the Licensee to enter upon the said premises on 08/05/2024 and the Licensee shall hereinafter peacefully and quietly use, occupy and enjoy the said premises without any claim or demand whatsoever.

(6) The Licensors shall be entitled to visit and inspect the said premises or any part thereof through any of their authorised representatives by giving 24 hours advance notice, only during the day time, and the Licensee shall not hinder or obstruct any such visitor from visiting the said premises or any part thereof.

(7) The Licensors hereby permits the Licensee to make any alterations, modifications or changes in the building so as to suit the Licensee's requirement. However, while vacating the premises the Licensee should restore it to the same position as it was at the time of handing over. The Licensor will assist and co-operate the Licensee in obtaining necessary permissions or clearances, if required, for such alterations or modifications.

8) The license is personal to the LICENSEE and the Licensee shall not assign the same or transfer the benefit of this Agreement to any other person or party and permit any other party to enter upon the said premises of any part/s thereof.

(9) The LICENSORS shall not be responsible and/or liable for any damage or injury that may occur to the person or property what-so-ever of the Licensee its employee, its visitors, students, invitees and other persons using the said premises for the time being by fire, floods, leakage, bursting of water and gas pipes other electrical damage or other installations in or about the said premises of from any cause whatsoever.



हवल-१०		
१९००	९९	३२
२०२४		

(10) Nothing herein contained shall be construed as creating any right, interest, easement, tenancy or sub-tenancy in favour of the Licensee over or upon the said premises or transferring any interest therein in favour of the Licensee other than the permissible right to use hereby granted. The LICENSORS shall be in juridical POSSESSION and full charge and control of the said premises at all times. It is the expressed intention of the parties hereto that the Licensee hereby agrees and confirms that this Agreement shall be a mere License.

(11) It is hereby agreed and declared that without affecting the rights of the LICENSORS under this Agreement and without prejudice to the right of the LICENSORS to adopt appropriate proceedings before the competent Authority appointed under the Act, or before any Court of Law at Pune, in case the Licensees fail to vacate the said premises as provided herein, on expiry or earlier determination of the license, subject to refund of security deposit amount by the Licensor to the Licensee after deduction therefrom, if any, the Licensee shall pay to the LICENSORS a sum of Rs. 10,000/- (Rs. Ten Thousand Only) per day as and by way liquidated damages. The Licensee shall ensure the due observance and performance of the terms and conditions of this Agreement and on the part of the Licensees to be observed and performed in the manner as required by the LICENSORS.

(12) It is hereby agreed and declared that these presents are granted on the expressed condition that if the said monthly license fee or any part thereof payable in the same hereinbefore mentioned shall be in arrears for the space of three months after the same shall have become due and payable on the days the same ought to be paid as aforesaid whether the same shall or shall not be legally demanded, in such event it shall be lawful for the Licensors to terminate this agreement by giving two months clear written notice to the Licensee to remedy the breach within two months from receipt of the notice. If within one month from receipt of the notice if Licensee fails to pay the arrears of license fee, then in that event Licensors shall be entitled to terminate the agreement and thereupon the license hereby granted shall forthwith stand terminated on the expiry of the said notice period of two months and thereafter the Licensee shall



हवल-१०		
७९००	९२	३२
२०२४		

forthwith remove itself with all its belongings from the said premises in the manner as provided hereinabove.

(13) Notwithstanding anything contained in this agreement after expiry of a minimum period of six months from the date of license, the LICENSEE shall at any time during the remaining period of this Agreement be entitled to terminate this agreement by giving to the LICENSORS 30 days notice in writing thereof and on the expiry of the period of the said notice this agreement will come to an end.

(14) The License shall be for a fixed period of 24 months only i.e. from 08/05/2024 to 07/05/2026. It is expressly agreed by the Licensee that on expiry of license period the Licensee shall vacate the license premises unconditionally.

(15) The original of this agreement shall be lodged for registration with the Sub-Registrar of Assurances at Pune and after it is duly registered the same shall be retained by the Licensors.

(16) All costs and charges and expenses including stamp duty etc. of and incidental to these presents shall be shared by the Licensors and Licensee in equal and deeds incidental deed of Revocation/cessation of the License, if any shall be borne and paid by the Licensee alone.

(17) The provisions inter-alia of Section 24 of the Maharashtra Rent Control Act, 1999 shall ipso facto apply and the Licensee and the Licensor agree to register and the Licensee agrees and undertakes to remain present before the Sub Registrar as and when the Licensors asks the Licensee to remain present.

(18) Any notice intended to be given to the LICENSEE shall be deemed to be properly and validly given if it is delivered to the LICENSEE at their Administrative office at Venkateshwara House, S. No 114/A/2, Pune-Sinhagad Road, Pune 411030 and likewise notice meant for LICENSORS shall be addressed to and delivered or sent by Registered Post A.D. to the Licensors residence address.



हवल-१०		
७१००	१३	३२
२०२४		

**SCHEDULE OF THE PROPERTY**

(Description of the said property Building)

All that piece and parcel of land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 59 area admeasuring 5.18 Ares and private plot no. 60 area admeasuring 2.61 Ares totally admeasuring 7.79 Ares i.e. 779 sq mtrs. out of S. No. 22, Hissa No 10A/10, 10B/6 Laxman Nagar, Mouje Balewadi. Dist. Pune, with-in the limits of Sub-Registrar of Assurances Haveli, within the limits of Pune Municipal Corporation which is bounded as under . -

- On or towards the East : By remaining half portion of plot no. 60.
- On or towards the South : By boundary of village Baner.
- On or towards the West : By private plot no 58.
- On or towards the North : By 20 feet Road.



हवल-१०		
७९००	९४	३२
२०२४		

IN WITNESS WHEREOF the Licensors and Licensee have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within named Licensors

(1) Mr. Arun Y Dhotre  
 (2) Arun Y Dhotre (HUF)  
 through its Karta Mr. Arun Y Dhotre

(3) Mrs. Sangita A Dhotre

(4) Mr. Shirish A Dhotre

(5) Mr. Nikhil A Dhotre

(6) Mr. Rohit A Dhotre

(No. 3 to 6 hereinabove through their Power of Attorney Holder Mr. Arun Y Dhotre hereinabove)

in the presence of.....

अ. वाय. धोत्रे



अ. वाय. धोत्रे



SIGNED, SEALED AND DELIVERED

by the within named Licensee

Venkateshwara Charitable Foundation  
 A Public Trust through its authorized  
 signatory Mr. Balu S. Gaikwad

In the presence of .....



अ. वाय. धोत्रे  
 (पूज्य धोत्रे) शिवाजीनगर पुणे-१६

अ. सुभाष यशदास धोत्रे  
 (सुभाष यशदास धोत्रे)  
 शिवाजीनगर पुणे-१६





## DECLARATION

I, Arun Y. Dhotre, hereby declare that the document under the heading Leave License Agr has been lodged for registration in the office of the Sub Registrar, Haveli No. 10, Pune. I have lodged/ executed and admitted the said document by virtue of Power of Attorney dated 17/08/2020 given to me by Mrs. Sangita A. Dhote & ors. and others, which is registered with the Office of Sub Registrar Haveli no. 10 bearing Sr. No. 407/2020. The execution of the said Power of Attorney has/have not been cancelled, nor any person/s is / are dead neither the Power of Attorney has been cancelled for any reason. The said Power of Attorney is completely valid and I am competent to act as per the same. I am aware that if the above statement found to be incorrect, then I shall be punishable u/s 82 Of the Indian Registration Act, 1908.

अ. वाम धोत्रे

Arun Y. Dhotre  
(Power of Attorney Holder)

Date: 14/03/2024



हवल-१०		
१०००	१६	३२
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MAHARASHTRA

2020

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 दि. 14 अगस्त 2020  
 प्रस्ताव प्रकार .....  
 दस्त नोंदणी करणार आहेत का ? होय/नाही.  
 निव्वकलमेथे वर्णन .....  
 मुद्रांक दिवस घेणाऱ्याचे नाव .....  
 पत्ता .....  
 दुसऱ्या संश्लेषणाले नाव .....  
 हस्त लेखणीचे वर्णन व पत्ता .....

जिल्हा कोषागार अधिकारी  
 पुणे  
 67 AUG 2020  
 प्रथम मुद्रांक लिपीक  
 कोषागार पुणे करिता  
 हवल-१०  
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मुद्रांक दिवस घेणाऱ्याची सही .....  
 प्रमाणित करणारा मुद्रांक घेतला वेळ, त्याची साधकता/प्रमाणितता .....  
 ज्या कारणातून ही कार्यवाही मुद्रांक घेतली वेळ, त्याची साधकता/प्रमाणितता .....  
 कोर्टी कार्यवाहीत व न्यायालय प्रणालीत संश्लेषणाले

TO ALL TO WHOM THESE PRESENTS SHALL COME : We  
 (1) Mrs. Sangita A. Dhotre age : 50 yrs, occ : housewife, (2) Mr. Shirish  
 A. Dhotre , age : 32 , occ : business. (3) Mr. Nikhil A. Dhotre, age : 30  
 occ : business, and (4) Mr. Rohit A. Dhotre, age : 28 yrs , occ : business  
 all residing at 51/275, PMC Colony, Shivaji Nagar, Pune 411016.  
 SEND GREETINGS :-





हवल-१०		
७३००	१८	३२
२०२४		

A) We are entitled to the property viz. land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 59 area admeasuring 5.18 Ares and private plot no. 60 area admeasuring 2.61 Ares totally admeasuring 7.79 Ares i.e. 779 sq. mtrs. out of S. No. 22, Hissa No. 10A/10, 10B/6 situated at village Lasman Nagar, Balewadi, Pune situated within the limits of Pune Municipal Corporation which is more particularly described in Schedule mentioned hereunder.

B) For certain diverse reasons and being personally unable to attend to our affairs in relation to the said premises, we are desirous of appointing some fit and proper person to look after our affairs in relation to our interest in the said premises without any consideration and have therefore desired and agreed to appoint, Mr. Arun Y. Dhotre being husband of No. 1 above, and father of No. 2, No. 3 and No. 4 above, as our true and lawful Attorney for doing all acts, matters and things in relation to the said premises as hereinafter contained.

KNOW YE AND THESE PRESENTS WITNESS that We (1) Mrs. Sangita A. Dhotre, (2) Mr. Shirish A. Dhotre, (3) Mr. Nikhil A. Dhotre and (4) Mr. Rohit A. Dhotre doth hereby nominate, constitute and appoint Mr. Arun Y. Dhotre as our true and lawful Attorney (hereinafter called the Attorney) for us and in our name and on our behalf or in the name of our Attorney to do the following acts, deeds, matters and things in relation to the said premises only viz.

1) To represent us in all matters concerning the Leave and License Agreement/s entered into by us and/or the Attorney in favour of any person/s, firm, company, trust or any other body or association of persons before the Registrar of Assurances and for the aforesaid purpose to sign all applications, writings, undertakings that may be necessary in that regard which shall include the following :-

a) to give our said premises on Leave and License basis and to sign such agreements as may be necessary for the same;



हवल-१०		
७१००	१९	३२
२०२४		

- b) to accept license fee and security deposit and to give receipt thereof;
- c) to purchase stamp paper on our behalf;
- d) to represent us before any officer, person, society or body and / or make statements on our behalf;
- e) to sign and swear on affidavits;
- f) to represent us before the Sub-Registrar of Assurances and present documents for registration, admit execution thereof, sign endorsement, affix finger print, thumb impressions, etc. before the Sub-Registrar;
- g) to visit the said premises as and when felt necessary for inspection, repairs and maintenance, security reason etc. without any obstruction / hindrance from any agency whatsoever;
- h) to correspond on our behalf with any person, society or body or any competent authority as may be required under the law;
- i) to terminate the license agreement in case of breach or violation of any of the terms of the agreement and settle the account and take back possession of the premises from the licensee/s.
- 2) To represent us before the authorities concerned including the Pune Municipal Corporation, the electricity board and/or any other body or authority in respect of the said premises.
- 3) To pay and discharge all taxes, rates, assessments, charge, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for on account of the said premises.





हवल-१०		
०९००	२०	३२
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4) AND we hereby declare that all and every acts, deeds, matters and things which shall be by our Attorney given or done as for the aforesaid purpose shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed, sealed and delivered and given or made by us.

5) AND we do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him both during our absence as also at the same time and place along with the Attorney.

6) To sign and execute any Deed of Rectification / Correction, if required, for the purpose of rectifying mistake / typographical error, if any, in the Leave and License Agreement and / or any other documents to which we are party which may be registered with the Sub-Registrar of Assurances Haveli, Pune and lodge such Deed of Rectification / Correction in the office/s of the Sub-Registrar of Assurances Haveli Pune and admit the execution thereof before the concerned Registrar.

7) AND GENERALLY to do execute and perform any other acts, deeds, matters or things in or about our interest in the said premises for the purposes herein as fully and effectually to all intents and purposes as we could do if we were present and did the same in our proper person. It being our intent and desire that all matters and things in this behalf shall be deemed to be done under the full discretion and direction on our behalf and whatsoever the said Attorney shall do in respect of the said premises we hereby agree to ratify and confirm the same.



हवल-१०		
७९००	२९	३२
२०२४		

**SCHEDULE OF THE SAID PREMISES**

(Description of the said premises and Building) -

All that piece and parcel of land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 59 area admeasuring 5.18 Ares and private plot no. 60 area admeasuring 2.61 Ares totally admeasuring 7.79 Ares i.e. 779 sq. mtrs. out of S. No. 22, Hissa No. 10A/10, 10B/6 Laxman Nagar, Mouje Balewadi, Dist. Pune, within the limits of Sub-Registrar of Assurances Havelli, within the limits of Pune Municipal Corporation which is bounded as under :

- On or towards the East : By remaining half portion of plot no. 60.
- On or towards the South : By boundary of village Baner.
- On or towards the West : By private plot no. 58.
- On or towards the North : By 20 feet Road.



DN 1

(2) A

Area

*Avs*

SIGN

by *id*

(1) A

(2) B

(4) M

in the

I ACCE

*Ar*  
Mr. Aru

*Idon*  
CC.





हवल-१०  
 ७९०० २२ ३२  
 २०२४

IN WITNESS WHEREOF we the above named (1) Mrs. Sangita Arun Dhotre (2) Mr. Shirish Arun Dhotre (3) Mr. Nikhil Arun Dhotre and (4) Mr. Rohit Arun Dhotre have herunto set our hand and seal at Pune this 17<sup>th</sup> day of August in the Year Two Thousand Twenty.

of  
 noc  
 and  
 179

SIGNED SEALED AND DELIVERED  
 by the within-named Grantors

(1) Mrs. Sangita A. Dhotre

(2) Mr. Shirish A. Dhotre

(3) Mr. Nikhil A. Dhotre

(4) Mr. Rohit A. Dhotre

in the presence of.....

I ACCEPT

अ. वाय. धोत्रे

Mr. Arun Y. Dhotre

Identified by

(G.S. Dugalwala)

17 AUG 2020

S. A. Dhotre

Arun Y. Dhotre

Nikhil

Rohit



BEFORE ME

ARATI V. KALE  
 NOTARY GOVT. OF INDIA  
 PUNE, MAHARASHTRA  
 Noted And Registered  
 at Serial Number - 409/2020







भारतीय विशिष्ट ओळख प्राधिकरण  
भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक/Enrollment No.: 2027 8032 2458 5221



हवेल-१०		
७९००	२३	३२
२०२४		

To: Anun Yalappa Dhotre  
(अनुन यलप्पा धोत्रे)  
50 Yalappa Dhotre  
51275 P.M.C. COLONY  
KUSALKAR PUTALA CHOCK  
KUSALKAR PUTALA  
JANRAI  
PUNE  
Pune  
Maharashtra - 411006

Ref. No.: 00034494-00050499-00063644



UB 03449840 9 IN

अपला क्रमांक / Your Aadhaar No.:

**8032 2458 5221**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA  
अनुन यलप्पा धोत्रे  
Anun Yalappa Dhotre  
जन्म वर्ष / Year of Birth : 1961  
पुल्ल / Male

8032 2458 5221



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट अभिलेखीकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदणी क्रमांक/Enrolment No. 2017005167810



हवल-१०		
0900	2r	32
२०२४		

To: Sangta Arun Dhoire  
 (संगता अरुण धोरे)  
 540 Ann Dhoire  
 S/1275 P/MC COLONY  
 DISALWAR PITALA  
 DISALWAR C-10/MK  
 AMBAYNDA  
 PUNE  
 Maharashtra - 411015

Ref No: 00914351-00063699-00083644



UB 03449698 6 IN

आपला आधार क्रमांक / Your Aadhaar No.:

**5645 5752 2372**

प्रकार - सामान्य माणसाचा अधिकार



भारत सरकार  
 संगता अरुण धोरे  
 Sangta Arun Dhoire  
 जन्म वर्ष / Year of Birth: 1970  
 लिंग / Gender

5645 5752 2372

प्रकार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Unique Identification Authority of India  
 Government of India

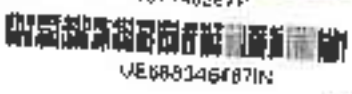


संरक्षण नं. / Enrollment No. 201401939458  
 To,  
 शिंशू अनू धोरे  
 Shishu Anu Dhore  
 SAU Anu Yalappa Dhore  
 S1275 PUNE DIST. PUNE, KUSALKAR, JAYA JANARDAN  
 GONHALE, PUNE  
 KUSALKAR, PUNE  
 Model Colony, Pune  
 Maharashtra 411005  
 9529707110



हवेल-१०		
७९००	२५	३२
२०२४		

Ref: 422 / 28K / 74730 / 74826 / P



आपला / आपका / Your Aadhaar No. :

**4564 5501 2044**

संरक्षक - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA

शिंशू अनू धोरे  
 Shishu Anu Dhore  
 जन्म वर्ष / Year of Birth: 1982  
 पुरुष / Male



**4564 5501 2044**

संरक्षक - सामान्य माणसाचा अधिकार

*AADhar*



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक/Enrolment No. 2017/00316/00633

To: Nikhil Anan Dhotre  
(निव्विल अरुण धोत्रे)  
S/O Anan Yalappa Dhotre  
6/275, GONDHAR ROAD, PUNE COLONY, KEMDURG CHURK  
JAYAWADI  
HULEKAR CHALK  
GONDHAR NAGAR  
PUNE  
Maharashtra - 411016

Date 12/06/2011

Ref. No: 00000527-00055717-00033015



UA-04063302 3 IN

आपला अ.नं. क्रमांक / Your Aadhaar No. :

**7035 3858 4640**

आपला - साक्षरता भाषणाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



निव्विल अरुण धोत्रे  
Nikhil Anan Dhotre  
जन्म तारीख / Date of Birth: 1990  
पुरुष / Male

7035 3858 4640



आपला - साक्षरता भाषणाचा अधिकार

हवल - १०		
0900	26	32
2028		





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

नोंदणी क्रमांक/Enrollment No: 1011100320/00848

To: Rohit Arun Dhotre  
 (रोहित अरुण धोत्रे)  
 S/O Arun Dhotre  
 S1025 P. MIDC CHANDY ANNADI  
 GORHAZE WARD-5  
 NEAR KUSANKAR FUDALI  
 SHIVAJINAGAR  
 Pune City  
 Pune  
 Maharashtra - 411004



हवल-१०		
७९००	२७	३२
२०२४		



UA 04071808 6 IN

आपला आधार क्रमांक / Your Aadhaar No. :

**8803 5134 9156**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



रोहित अरुण धोत्रे  
 Rohit Arun Dhotre  
 जन्म वर्ष / Year of Birth : 1992  
 पुरुष / Male

8803 5134 9156

आधार - सामान्य माणसाचा अधिकार







भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2722/19407/9085

To  
शुभु शीरंग गवळकार  
Babu Shirang Gawkar  
S.no 146/7, Atharva,  
Ganhal,  
near driyanda nursery school,  
Haveli  
Dharyal  
Pune Maharashtra - 411041  
9422504282



आपला आधार क्रमांक / Your Aadhaar No.:

**4648 1874 3343**

VID : 9113 8273 0111 2955

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



शुभु शीरंग गवळकार  
Babu Shirang Gawkar  
पल लॉक/DOB: 01/07/1971  
पुण्य MH-2

**4648 1874 3343**

VID : 9113 8273 0111 2955

माझे आधार, माझी ओळख



Government of India



घटिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख साध्यात करा
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

Aadhaar is a proof of identity, not of citizenship.  
आधार आपल्याला विविध सरकारी आणि क्षेत्रीय सेवांसाठी आपल्याला ओळख साध्यात करतो.  
आधार is a proof of identity, not of citizenship.  
आधार आपल्याला विविध सरकारी आणि क्षेत्रीय सेवांसाठी आपल्याला ओळख साध्यात करतो.

This is an electronically generated letter.

10900 2e 32

आधार देवाभारत वैध आहे  
आधार आपल्याला विविध सरकारी आणि क्षेत्रीय सेवांसाठी आपल्याला ओळख साध्यात करतो.

- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार त्या - mAadhaar App वापरा

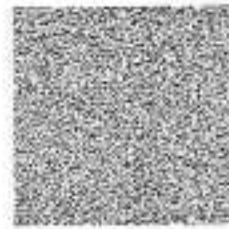
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



पत्ता:  
क.नं.146/7, अथरवा, गणहल, जवळ, द्रियानंदी नर्सरी शाळा,  
हवेली, धार्याल पुणे  
महाराष्ट्र - 411041  
Address:  
S.no.146/7, Atharva, Ganhal, near driyanda  
Nursary school, Haveli, Dharyal, Pune,  
Maharashtra - 411041



**4648 1874 3343**

VID : 9113 8273 0111 2955

1447 | Email: [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)

*(Handwritten signature)*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAATV0797P

नाम /NAME

VENKATESHWARA CHARITABLE FOUNDATION

निष्काश/बनाने की तिथि /DATE OF ISSUANCE INFORMATION

07-02-1980



हवल-१०		
७९००	३०	३२
२०२४		

*[Handwritten Signature]*

अवर कमिश्नर

Commissioner of Income-tax I, Pune



326/7100

गुन्वार, 14 मार्च 2024 11:52 म.पु.

दस्त गोपबारा भाग-1

हवेली 39/32

दस्त क्रमांक: 7100/2024

दस्त क्रमांक: हवेली 10/7100/2024

वाजारा मूल्य रु. 10,00,000/-

पोषवला: रु. 3,10,110/-

भरनेले मुद्रांक शुल्क: रु. 19,300/-

ड. नि. मह. ड. नि. हवेली 10 पांचे कार्यालयात

पावनी: 7243

पावनी दिनांक: 14/03/2024

अ. क्र. 7100 वर दि. 14-03-2024

सादरकरणाचे नाव: नायमेंगार अरुण बाब क्षोचे.

वेळी 11:50 म.पु. बा. इतर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

अ. वाय. क्षोचे

दस्त इतर करवाणाची सती:

एकूण: 1640.00

पु. मह. दुय्यम निबंधक, हवेली-10

पु. मह. दुय्यम निबंधक, हवेली-10

दस्ताचा प्रकार: 36-अ-मिळ अंड कायसन्नेस

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

शिफा क्र. 1 14 / 03 / 2024 11 : 50 : 46 AM ची वेळ: (सादरीकरण)

शिफा क्र. 2 14 / 03 / 2024 11 : 51 : 17 AM ची वेळ: (फी)

प्रतिज्ञापत्र

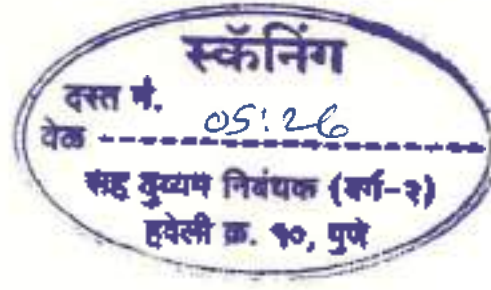
आम्ही लिहून देणार व लिहून देणार सत्य प्रतिज्ञेवर लिहून देतो की, वरर करताना जोडलेली कृपक कागदपत्रे ही अस्तित्त्व व सती जस्तून ती खोटी व इतरावर आकडून आस्तित्त्व नोंदणी अधिनियम 1908 चे कलम 48 अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहो.

अ. वाय. क्षोचे  
लिहून देणार

लिहून देणार







7101

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2024

326/7101

पावती

Original/Duplicate

Thursday, March 14, 2024

नोंदणी क्र.: 39म

11:53 AM

Regn.: 39M

पावती क्र.: 7244 दिनांक: 14/03/2024

वादाचे नाव: बालेवाडी

रमनादेवाचा अनुक्रमणिका: हवेली-10-7101-2024

दख्खणेवाचा प्रकार: 36-अ-लिट्. गॅट नावमन्वेम

मादर करणाऱ्याचे नाव: सावसेल्वार सुभाष बाय शोत्रे,

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 640.00

पृष्ठांची संख्या: 32

एकूण:

₹. 1640.00

आपणास मूळ दस्त, यंमनेल प्रिंट, सूची-२ अंदाजे  
12:13 PM ह्या वेळेस पिलेल.


नरह दुय्यम निबंधक, हवेली-10

वाजोप मूल्य: ₹. 1000000/-

मोवदला ₹. 310110/-

भरलेले मुद्रांक मूल्य: ₹. 19300/-

मुळदस्त मिळाला

हवेली क्र. १०

नरह दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १०

1) देवकाचा प्रकार: DHC रकम: ₹. 640/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0324141300391 दिनांक: 14/03/2024

विकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रकम: ₹. 1000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH017116303202324E दिनांक: 14/03/2024

विकेचे नाव व पत्ता:



**CHALLAN**  
MTR Form Number-6



GRN No:017116303202324E	BARGODE	Date 12/03/2024 11:41:37	Form ID 36A
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Department Inspector General Of Registration		Payer Details		
Stamp Duty		TAX ID / TAN (If Any)		
Type of Payment Registration Fee		PAN No.(If Applicable)		
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name	Subhash Y Dhore	
Location PUNE		Flat/Block No.	Land and Building on Plot no.60 and 61	
Year 2023-2024 One Time		Premises/Building		
Account Head Details		Amount In Rs.		
0030046401 Stamp Duty		19300.00	Road/Street	S. No. 22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Balewadi,
0030063301 Registration Fee		1000.00	Area/Locality	Pune
			Town/City/District	
			PIN	4 1 1 0 4 5

Remarks (If Any)				
Second Part Name=Vishaleshwar Charitable Foundation-CA=28				
 2024				
Amount In		Twenty Thousand Three Hundred Rupees Only		
Total		Words		

Payment Details UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank C/M	Ref. No.	02901792024031262008	523238382
Cheque/DD No.		Bank Date	RBI Date	12/03/2024 11:44:44	Not Verified with RBI
Name of Bank		Bank-Branch	UNION BANK OF INDIA		
Name of Branch		Scroll No. Date	1, 13/03/2024		

Department ID : Mobile No. : 9572202020  
 NOTE : This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 या चालाना वीस वृत्तम लिखित कर्तव्यता लोदणी कार्यालय/उप-दस्तावेजी दफ्तरी आहे. लोदणी व कार्यालय दस्तावेजी सधर चलण 1188 गादी.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	jsf-326-7101	0009118760202324	14/03/2024 11:53:29	IGR017	1000.00
2	jsf-326-7101	0009118760202324	14/03/2024 11:53:29	IGR017	19300.00
<b>Total Defacement Amount</b>					<b>20,300.00</b>

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0324141300391	Date 14/03/2024
Received from Subhash Y Dhotre, Mobile number 9822611436, an amount of Rs.640/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Haveli 10 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 14/03/2024
Bank CIM 10004152024031400364	REF No. 407458077394
This is computer generated receipt, hence no signature is required.	





CHALLAN  
NTR Form Number-6



GRN	MH017116303202324E	BARCODE	[Barcode]		Date	12/03/2024-11:41:37	Form ID	36A		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL10_HAVELI 10 JOINT SUB REGISTRAR			Full Name	Subhash Y Dhole					
Location	PUNE			Flat/Block No.	Land and Building on Plot no.60 and 61					
Year	2023-2024 One Time			Premises/Building						
Account Head Details		Amount in Rs.		Road/Street	S. No. 22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Balewad,					
0030046401	Stamp Duty	19300.00		Area/Locality	Pune					
0030063301	Registration Fee	1000.00		Town/City/District						
				* PIN	4	1	1	0	4	5
				Remarks (If Any)	Secured Party Name=Venkateshwara Charitable Foundation-CA=24 हवल-१० ७९०९   ३   ३२ २०२४ Amount in Words: Twenty Thousand Three Hundred Rupees Only					
Total				Words						
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Rel. No.	02901792024031282006	523238382			
Cheque/DD No.				Bank Date	RBI Date	12/03/2024-11:44:44	Not Verified with RBI			
Name of Bank				Bank-Branch	UNION BANK OF INDIA					
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.  
 सधर चलन केंद्रक दुव्यम निबंधक कार्यालयात नोंदणी कऱवयाच्या दस्तऐवादी लागू आढे. नोंदणी न कऱवयाच्या दस्तऐवादी सधर चलन लागू नाही.  
 Mobile No. : 9572202020

Leave and License Agreement

*P.Dole*  
 सुभाष महापात्र दौमे



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**LEAVE AND LICENSE AGREEMENT**

THIS AGREEMENT OF LEAVE AND LICENSE made at PUNE this 14<sup>th</sup> day of March in the Year Two Thousand Twenty Four.

**BETWEEN**

(1) Mr. Subhash Y Dhotre, age : 64 years, occ : business, UIDAI : 308130531165, (2) Subhash Dhotre (HUF) through its Karta Mr. Subhash Y. Dhotre, (3) Mrs. Sadhana S. Dhotre, age : 57 years, UIDAI : 786325512759, (4) Ms. Poonam S Dhotre, age : 34 years, UIDAI : 557126923615, (5) Ms. Neha S. Dhotre, age : 31 years, UIDAI : 652698809343, and (6) Mr. Pritesh S. Dhotre, age : 32 years, UIDAI : 410852559157. (Nos. 3,5 and 6 through their Power of Attorney Holder Mr. Subhash Y Dhotre hereinabove), all residing at 51/275, PMC Colony, Shivaji Nagar, Pune - 411016, hereinafter referred to as "the Licensors" ( which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and /or assigns )

.....OF THE FIRST PART

**AND**

Venkateshwara Charitable Foundation A Public Trust, (PAN : AAATV0797P) registered under the Bombay Trust Act, 1950, and having its office at Venkateshwara House, S. No. 114/A/2, Pune-Sinhagad Road, Pune - 411030, through its authorized signatory Mr. Balu S. Gaikwad, age : 52 years, occ : service, UIDAI : 464818743343, hereinafter referred to as "the Licensee" ( which expression shall unless repugnant to the context and meaning thereof, deemed to mean and include the said successors in title).

.....OF THE SECOND PART

श्री. प्रितीश धोत्रे  
Karta  
Subhash Dhotre





हवल-१०		
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WHEREAS :-

(1) The Licensors are well and sufficiently entitled to premises comprising of land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 60 area admeasuring 2.60 Ares and private plot no. 61 area admeasuring 5.27 Ares totally admeasuring 7.87 Ares i.e. 787 sq. mtrs. out of S. No 22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Balewadi, Pune situated within the limits of Pune Municipal Corporation and hereinafter referred to as "the said Licensed Premises" which is more particularly described in the Schedule hereunder written.

(2) The Licensee is a public Charitable Trust registered under Bombay Public Trust Act, 1950 and is engaged in carrying out charitable activities including that of running school and has decided to establish one such International School at prominent and prime location at Pune and the said premises of the Licensors having all these credentials, the Licensee approached Licensors with a request to allow the Licensee to use and occupy the said premises more particularly described in the schedule written hereunder for conducting its activity of running a international school on leave and license basis .

**AND WHEREAS** the Licensee has represented to the Licensors and declares that :-

- (i) the use and occupation of the said premises allowed to be made as hereinafter stated will not tantamount to a tenancy and will not create any tenancy or other similar rights;
- (ii) at no point of time will the Licensee or any one on behalf of the Licensee contend that this Agreement or this occupation of the said premises amounts to or creates any tenancy or other similar rights or that any of them has derived any title to the said premises or any part thereof,
- (iii) even after the commencement of the use and occupation of the said premises by the Licensee, the LICENSORS alone shall remain in POSSESSION, be in POSSESSION and be deemed always to



हवल-१०		
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have remained in POSSESSION of the said premises and that the Licensee shall at no time whether during the subsistence of the License or thereafter claim to be in POSSESSION of the said premises or any part thereof;

- (iv) the Licensee shall not claim protection of the Bombay Rent and Lodging House Rent Control Act, 1947 or any modification or reenactment thereof or any law giving any protection to a tenant or a Licensee and that notwithstanding any change in law the rights and liabilities of the parties set out herein, particularly in clause 4 below will remain unaffected;
- (v) relying upon the representations made by the Licensee set out in recital hereinabove and believing the same to be true, the Licensors have agreed to allow the Licensee to use and occupy the said premises strictly on the terms and conditions.

**NOW THIS AGREEMENT OF LICENSE WITNESSETH AS UNDER :-**

(1) The Licensee confirms the representations as made hereinafter by it, accepts that the said representations form the basis of this Agreement of License, to use and occupy the said premises. The parties hereby declare, record and confirm that nothing herein contained nor the permission for leave and license herein referred to nor any one or more of them and that neither the Licensee nor anyone on their behalf nor any of the persons aforesaid will at any time contend that any tenancy or similar rights have come into existence in favour of the Licensee or any person aforesaid or anyone or more of them.

(2) In consideration of the license fee herein reserved and contained and relying on the representations made by the Licensee and believing the same to be true the LICENSORS doth hereby allow the Licensee, to use and occupy the said premises only for the limited purpose of the bonafide use by the Licensee for school purpose for a period of 24 months (twenty four months) commencing from 08/05/2024 and expiring on 07/05/2026. The license fee for the occupation of the said premises is fixed at Rs. 3,10,110/- (Rupees Three Lacs Ten Thousand One Hundred and Ten



हवल-१०		
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Only) per month as license fee for such use of the licensed premises payable on or before the 10<sup>th</sup> day of each calendar month. The Licensee has been / shall be put in occupation of the said premises on 08/05/2024. This agreement shall be deemed to have come into force on and from 08/05/2024.

(3) In addition to the payment of License fee the LICENSEE shall keep with the LICENSORS refundable interest free security deposit of Rs. 10,00,000/- (Rupees Ten Lakhs Only) which is paid by the Licensee to the Licensors on execution of the earlier Leave and License Agreement executed between the Licensors and the Licensee, hereinafter referred to as THE SAID DEPOSIT towards the performance of this Agreement, and the Licensors duly acknowledges the receipt of the same. It is agreed that upon the termination of this Agreement by efflux of time or its sooner determination as provided herein, the LICENSORS shall refund (but without interest) the said Deposit to the LICENSEE after deducting therefrom such amount as may be found due and payable by the LICENSEE to the LICENSORS or to any other authority as provided in this Agreement and which amount may have remained outstanding under this Agreement. It is specifically agreed that if LICENSORS fail to return the said security deposit after determination of this Agreement as provided in this agreement, Licensee will be entitled to occupy the said premises without payment of license fee as agreed in this agreement and also will be entitled to claim the interest @ 5% p. a. of the amount of deposit from the date receipt of intimation by the Licensee to the LICENSORS offering to remove itself with all its belongings from the said premises till the security deposit is received by the LICENSEE from the LICENSORS.

(4) The Licensee hereby for itself and its representatives and assigns and to intent that the obligations herein contained shall continue throughout the period of license hereby granted doth hereby covenant with Licensors as follows :-



हवल-१०		
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- (a) to pay the License fee at the rate of Rs. 3,10,110/- (Rupees Three Lacs Ten Thousand One Hundred and Ten Only) per month. Such monthly license fee as herein before provided shall be paid on or before the 10<sup>th</sup> day of every English Calendar month by six cheques. Therefore one cheque for Rs. 95,055/- in the name of Mr. Subhash Y. Dhotre; one cheque for Rs. 95,055/- in the name of Subhash Y. Dhotre (HUF); and four cheques for Rs. 30,000/- each in the name of Mrs. Sadhana S. Dhotre, Ms. Poonam S. Dhotre, Ms. Neha S. Dhotre and Mr. Pritesh S. Dhotre, respectively;
- (b) the license fee shall be paid to each Licensors separately as mentioned in clause no. 4 (a). The Licensors assure and declare that such individual payments shall be construed as full and lawful payment and discharge for the entire license fee due every month;
- (c) The Licensee will be entitled to deduct the tax at source as per the provisions of Income Tax Act if applicable or applicable taxes if any;
- (d.i) the Licensee shall pay the electricity charges regularly from month to month as per the bills for consumption of electricity as recorded in the electric meter installed by M.S.E.D.C.L. and to forthwith deliver to the Licensors;
- (d.ii) the Licensee shall pay charges for telephone installed in the premises by way of hire charges, telephone calls made including STD, I.S.D. if any and all other charges as per the bill received from the service provider the Bills and receipts for the payment thereof as provided herein above;
- (d.iii) the Licensee shall pay regularly all the property and Municipal Taxes of the premises during the period of this Agreement;
- (e) the Licensee to keep and maintain at its own costs the said premises, the interior fixtures, fittings, electrical, sanitary and permanent installations which are installed by the Licensee at their own cost in the said premises in good repair and condition;



हवल-१०		
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- (f) the Licensee shall use and occupy the said premises for its bonafide use as a school and the Licensee shall use the said premises with due care and caution as a prudent man would do and shall not do or omit to do or suffer to be done any act, deed, matter or thing whereby the LICENSORS right to hold the said premises is avoided, forfeited, extinguished or otherwise put to jeopardy and/or whereby a breach of the rules and regulation and the bye laws of any act for the time being enforce is committed and/or whereby the rights of the LICENSORS in the said premises adversely prejudiced;
- (g) the Licensee shall obtain at its own cost and expenses, the NOCs, permissions and licenses from all concerned authorities for running school by the Licensee, if required;
- (h) the Licensee shall not store any hazardous or inflammable articles except cooking gas cylinder in the said premises nor shall the licensee carry out any illegal activity;
- (i) upon the termination or earlier determination of the license or during the license period of 24 months from the date of license, the Licensee indemnifies the Licensors that any issue regarding the activity of school or any other issue co-related should not affect such termination of license;
- (i.ii) upon refund of security deposit amount by the Licensors to the Licensee after deduction therefrom, if any, as aforesaid the Licensee agrees and undertakes for itself and each of the persons aforesaid not to enter upon the said premises or commit trespass after termination of the license even if the Licensee is contesting the validity of such termination;
- (i.iii) upon refund of security deposit amount by the Licensor to the Licensee after deduction therefrom, if any, and in the event of the Licensee and the persons referred to in sub-clause (i) above, not removing themselves and/or their articles, belonging and effects from the said premises or any part thereof, it is agreed that the



हवेल-१०		
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Licensors shall have a right to remove the Licensee and its agents and servants including the Licensee's employee/s and/or to prevent them from entering in or upon the said premises and/or to remove all the articles belonging to them from the said premises.

(5) The LICENSORS have permitted the Licensee to enter upon the said premises on 08/05/2024 and the Licensee shall hereinafter peacefully and quietly use, occupy and enjoy the said premises without any claim or demand whatsoever.

(6) The Licensors shall be entitled to visit and inspect the said premises or any part thereof through any of their authorised representatives by giving 24 hours advance notice, only during the day time, and the Licensee shall not hinder or obstruct any such visitor from visiting the said premises or any part thereof.

(7) The Licensors hereby permits the Licensee to make any alterations, modifications or changes in the building so as to suit the Licensee's requirement. However, while vacating the premises the Licensee should restore it to the same position as it was at the time of handing over. The Licensor will assist and co-operate with the Licensee in obtaining necessary permissions or clearances, if required, for such alterations or modifications.

(8) The license is personal to the LICENSEE and the Licensee shall not assign the same or transfer the benefit of this Agreement to any other person or party and permit any other party to enter upon the said premises of any part/s thereof.

(9) The LICENSORS shall not be responsible and/or liable for any damage or injury that may occur to the person or property what-so-ever of the Licensee its employee, its visitors, students, invitees and other persons using the said premises for the time being by fire, floods, leakage, bursting of water and gas pipes other electrical damage or other installations in or about the said premises of from any cause whatsoever.



हवल-१०		
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(10) Nothing herein contained shall be construed as creating any right, interest, easement, tenancy or sub-tenancy in favour of the Licensee over or upon the said premises or transferring any interest therein in favour of the Licensee other than the permissible right to use hereby granted. The LICENSORS shall be in juridical POSSESSION and full charge and control of the said premises at all times. It is the expressed intention of the parties hereto that the Licensee hereby agrees and confirms that this Agreement shall be a mere License.

(11) It is hereby agreed and declared that without affecting the rights of the LICENSORS under this Agreement and without prejudice to the right of the LICENSORS to adopt appropriate proceedings before the competent Authority appointed under the Act, or before any Court of Law at Pune, in case the Licensees fail to vacate the said premises as provided herein, on expiry or earlier determination of the license, subject to refund of security deposit amount by the Licensor to the Licensee after deduction therefrom, if any, the Licensee shall pay to the LICENSORS a sum of Rs 10,000/- ( Rs. Ten Thousand Only ) per day as and by way liquidated damages. The Licensee shall ensure the due observance and performance of the terms and conditions of this Agreement and on the part of the Licensees to be observed and performed in the manner as required by the LICENSORS.

(12) It is hereby agreed and declared that these presents are granted on the express condition that if the said monthly license fee or any part thereof payable in the same hereinbefore mentioned shall be in arrears for the space of three months after the same shall have become due and payable on the days the same ought to be paid as aforesaid whether the same shall or shall not be legally demanded, in such event it shall be lawful for the Licensors to terminate this agreement by giving two months clear written notice to the Licensee to remedy the breach within two months from receipt of the notice. If within one month from receipt of the notice if Licensee fails to pay the arrears of license fee, then in that event Licensors shall be entitled to terminate the agreement and thereupon the license hereby granted shall forthwith stand terminated on the expiry of the said notice period of two months and thereafter the Licensee shall



forthwith remove itself with all its belongings from the said premises in the manner as provided hereinabove.

(13) Notwithstanding anything contained in this agreement after expiry of a minimum period of six months from the date of license, the LICENSEE shall at any time during the remaining period of this Agreement be entitled to terminate this agreement by giving to the LICENSORS 30 days' notice in writing thereof and on the expiry of the period of the said notice this agreement will come to an end

(14) The License shall be for a fixed period of 24 months only i.e. from 08/05/2024 to 07/05/2026. It is expressly agreed by the Licensee that on expiry of license period the Licensee shall vacate the license premises unconditionally.

(15) The original of this agreement shall be lodged for registration with the Sub-Registrar of Assurances at Pune and after it is duly registered the same shall be retained by the Licensors.

(16) All costs and charges and expenses including stamp duty etc. of and incidental to these presents shall be shared by the Licensors and Licensee in equal and deeds incidental deed of Revocation/cessation of the License, if any shall be borne and paid by the Licensee alone.

(17) The provisions inter-alia of Section 24 of the Maharashtra Rent Control Act, 1999 shall ipso facto apply and the Licensee and the Licensor agree to register and the Licensee agrees and undertakes to remain present before the Sub Registrar as and when the Licensors asks the Licensee to remain present.

(18) Any notice intended to be given to the LICENSEE shall be deemed to be properly and validly given if it is delivered to the LICENSEE at their Administrative office at Venkateshwara House, S. No. 114/A/2, Pune-Sinhagad Road, Pune 411030 and likewise notice meant for LICENSORS shall be addressed to and delivered or sent by Registered Post A.D. to the Licensors residence address.





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**SCHEDULE OF THE PROPERTY**

( Description of the said property Building )

All that piece and parcel of land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 60 area admeasuring 2.60 Ares and private plot no. 61 area admeasuring 5.27 Ares totally admeasuring 7.87 Ares i.e. 787 sq. mtrs out of S. No.22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Mouje Balewadi, Dist. Pune, within the limits of Sub-Registrar of Assurances Haveli. within the limits of Pune Municipal Corporation which is bounded as under :

- On or towards the East : By 20 feet Road.  
On or towards the South : By boundary of village Baner.  
On or towards the West : By remaining portion of private plot no. 60.  
On or towards the North : By 20 feet Road.



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IN WITNESS WHEREOF the Licensors and Licensee have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within named Licensors

- (1) Mr. Subhash Y. Dhotre
- (2) Subhash Y. Dhotre (HUF) through its Karta Mr. Subhash Y. Dhotre

सुभाष यश्यापधोत्रे



- (3) Mrs. Sadhana S. Dhotre

- (4) Ms. Poonam S. Dhotre

P. Dhotre



- (5) Ms. Neha S. Dhotre

- (6) Mr. Pritesh S. Dhotre  
(Nos 3, 5 and 6 through their Power of Attorney Holder Mr. Subhash Y Dhotre hereinabove)

सुभाष यश्यापधोत्रे



in the presence of.....

SIGNED, SEALED AND DELIVERED

by the within named Licensee

Venkateshwara Charitable Foundation  
 A Public Trust through its authorized signatory Mr. Balu S. Gaikwad

Balu S. Gaikwad



in the presence of.....

१) अ. वा. धोत्रे  
 अरुण धोत्रे  
 गोवर्धने नगर पुणे ४६

२) Gurmit Singh Dhadgala  
 १/६, Kashmiri Colony,  
 Yerasoda, Pune-०६





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I, Subhash Y. Dhotre, hereby declare that the document under the heading Lease & license Agr. has been lodged for registration in the office of the Sub Registrar, Haveli No. 10, Pune. I have lodged/ executed and admitted the said document by virtue of Power of Attorney dated 11/8/2020 given to me by Mrs. Sadhna S. Dhotre & ors and others, which is registered with the Office of Sub Registrar Haveli no. 10 bearing Sr. No. 410/2020. The execution of the said Power of Attorney has/have not been cancelled, nor any person/s is / are dead neither the Power of Attorney has been cancelled for any reason. The said Power of Attorney is completely valid and I am competent to act as per the same. I am aware that if the above statement found to be incorrect, then I shall be punishable w/s 82 Of the Indian Registration Act, 1908.

सुभाष यशवंत धोत्रे  
Subhash Y. Dhotre.  
(Power of Attorney Holder)

Date: 14/03/2024

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

सत्यमेव जयते

महाराष्ट्र MAHARASHTRA



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10115 : 4 AUG 2020

व्यक्ति का नाम

उपरोक्त व्यक्ति का पता ? होय/नाही.

व्यक्ति का पता

मुद्रांक विकत घेणान्याचे नांव

पत्ता

दुसऱ्या पक्षकाराचे नांव

हस्त लेखणीचे नांव व पत्ता

विकरण वैद्यराज लाडकर

पत्ताना क्र. 22011124

मुद्रांक विकत घेणान्याची सही

दि.प. अंतर प्रांतांत, मंगळपूर पोस्ट, पुणे-११

या बंधपत्राची जाहीर मुद्रांक घेणेची वेदा, यांनी स्वयं कायनासाठी मुद्रांक घेणेची वेदावधान ६ नुसार घेणेची वेदावधान आहे.

07 AUG 2020  
प्रथम मुद्रांक लिपीक  
कोषागार पुणे कारिना

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME : We  
(1) Mrs. Sadhana S. Dhotre age : 51 yrs, occ : housewife, (2) Ms. Neha S. Dhotre, age : 28 yrs , occ : business, and (3) Mr. Pritesh S. Dhotre, age : 26 yrs , occ : business all residing at 51/275, PMC Colony, Shivaji Nagar Pune 411016.

SEND GREETINGS :-





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A) We are entitled to the property viz land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 60 area admeasuring 2.60 Ares and private plot no. 61 area admeasuring 5.27 Ares totally admeasuring 7.87 Ares i.e. 787 sq. mtrs. out of S. No. 22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Balewadi, Pune situated within the limits of Pune Municipal Corporation which is more particularly described in Schedule mentioned hereunder.

B) For certain diverse reasons and being personally unable to attend to our affairs in relation to the said premises, we are desirous of appointing some fit and proper person to look after our affairs in relation to our interest in the said premises without any consideration and have therefore desired and agreed to appoint, Mr. Subhash Y. Dhotre, being husband of No. 1 above, and father of No. 2 and No. 3 above, as our true and lawful Attorney for doing all acts, matters and things in relation to the said premises as hereinafter contained.

KNOW YE AND THESE PRESENTS WITNESS that We (1) Mrs. Sadhana S. Dhotre, (2) Ms. Neha S. Dhotre and (3) Mr. Pritesh S. Dhotre doth hereby nominate, constitute and appoint Mr. Subhash Y. Dhotre as our true and lawful Attorney (hereinafter called the Attorney) for us and in our name and on our behalf or in the name of our Attorney to do the following acts, deeds, matters and things in relation to the said premises only viz.

1) To represent us in all matters concerning the Leave and License Agreement/s entered into by us and/or the Attorney in favour of any person/s, firm, company, trust or any other body or association of persons before the Registrar of Assurances and for the aforesaid purpose to sign all applications, writings, undertakings that may be necessary in that regard which shall include the following :-

- a) to give our said premises on Leave and License basis and to sign such agreements as may be necessary for the same;

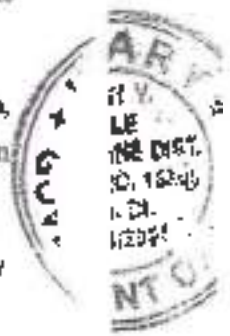


हवल-१०		
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to accept license fee and security deposit and to give receipt thereof;

- c) to purchase stamp paper on our behalf;
  - d) to represent us before any officer, person, society or body and / or make statements on our behalf;
  - e) to sign and swear on affidavits;
  - f) to represent us before the Sub-Registrar of Assurances and present documents for registration, admit execution thereof, sign endorsement, affix finger print, thumb impressions, etc. before the Sub-Registrar;
  - g) to visit the said premises as and when felt necessary for inspection, repairs and maintenance, security reason etc. without any obstruction / hindrance from any agency whatsoever;
  - h) to correspond on our behalf with any person, society or body or any competent authority as may be required under the law;
  - i) to terminate the license agreement in case of breach or violation of any of the terms of the agreement and settle the account and take back possession of the premises from the licensee/s.
- 2) To represent us before the authorities concerned including the Pune Municipal Corporation, the electricity board and/or any other body or authority in respect of the said premises.
- 3) To pay and discharge all taxes, rates, assessments, charge, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for on account of the said premises.





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4) AND

we hereby declare that all and every acts, deeds, matters and things which shall be by our Attorney given or done as for the aforesaid purpose shall be as good and effectual to all intents and purposes whatsoever as if the same had been signed, sealed and delivered and given or made by us.

OR

5) AND we do hereby declare that all the powers and authorities and discretions hereby conferred upon the Attorney shall be available for exercise by him both during our absence as also at the same time and place along with the Attorney.

6) To sign and execute any Deed of Rectification / Correction, if required, for the purpose of rectifying mistake / typographical error, if any, in the Leave and License Agreement and / or any other documents to which we are party which may be registered with the Sub-Registrar of Assurances Haveli, Pune and lodge such Deed of Rectification / Correction in the office/s of the Sub-Registrar of Assurances Haveli Pune and admit the execution thereof before the concerned Registrar.



7) AND GENERALLY to do execute and perform any other acts, deeds, matters or things in or about our interest in the said premises for the purposes herein as fully and effectually to all intents and purposes as we could do if we were present and did the same in our proper person. It being our intent and desire that all matters and things in this behalf shall be deemed to be done under the full discretion and direction on our behalf and whatsoever the said Attorney shall do in respect of the said premises we hereby agree to ratify and confirm the same.

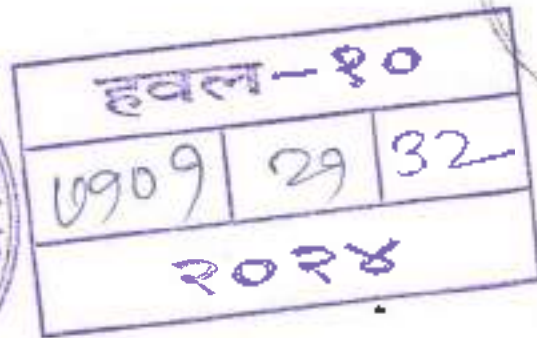


**SCHEDULE OF THE PREMISES**

(Description of the said premises and Building)

All that piece and parcel of land and building structure consisting of ground plus parking and two upper floors together with all appurtenance thereto situated at private plot no. 60 area admeasuring 2.60 Ares and private plot no. 61 area admeasuring 5.27 Ares totally admeasuring 7.87 Ares i.e. 787 sq. mtrs out of S. No.22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Mouje Balewadi, Dist Pune, within the limits of Sub-Registrar of Assurances Haveli, within the limits of Pune Municipal Corporation which is bounded as under :

- On or towards the East : By 20 feet Road.
- On or towards the South : By boundary of village Baner.
- On or towards the West : By remaining portion of private plot no. 60.
- On or towards the North : By 20 feet Road.



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IN WITNESS WHEREOF we the above named (1) Mrs. Sadhana S. Dhotre, (2) Ms. Neha S. Dhotre and (3) Mr. Pritesh S. Dhotre have hereunto set our hand and seal at Pune this 17 day of Aug-1 in the Year Two Thousand Twenty.

SIGNED SEALED AND DELIVERED by the within-named Grantors

(1) Mrs. Sadhana S. Dhotre

(2) Ms. Neha S. Dhotre

(3) Mr. Pritesh S. Dhotre

in the presence of.....

I ACCEPT

सुभाष यशदास धोत्रे  
 Mr. Subhash Y. Dhotre

Identified by  
 (G.S. Dhore) A.D.

BEFORE ME

Arati V. Kale  
 ARATI V. KALE  
 NOTARY GOVT. OF INDIA  
 PUNE, MAHARASHTRA  
 Noted And Registered  
 at Serial Number 410/2020

17 AUG 2020



Sadhana S. Dhotre

Neha S. Dhotre

Pritesh S. Dhotre



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भारत सरकार  
GOVERNMENT OF INDIA



सुभाष यश्याप्पा धोरे  
Subhash Yashappa Dhoire  
जन्म वर्ष / Year of Birth : 1960  
पुरुष / Male

3081 3053 1165



आधार - सामान्य माणसाचा अधिकार



हवल-१०  
७९०९ २३ ३२  
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भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O यश्याप्पा धोरे, कारकम सं १८८, रथ पारत सोसायटी, अजयवडी, पुणे जिल्हा  
पुणे जिल्हा, शिवडीनगर, पुणे, महाराष्ट्र, ४११०१६

Address : S/O Yashappa Dhoire, BLOCK NO 38, RATH PARAT SOCIETY, AJAYWADI, PUNE DISTRICT  
PUNE DISTRICT, SHIVADINAGAR, PUNE CITY, Dist. Maharashtra, 411016



Aadhaar - Samanya Maansacha Adhikaar



हवल-१०  
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आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: WIO मुंबई कल्याण शाखा, ५८  
 पंच पांडव सोसायटी कुसाळकर पुतला,  
 जानवाडी, कुसाळकर पुतला, पुणे, महाराष्ट्र.  
 411016

Address: WIO Subhash Yalleppa  
 Dhore, 58 PANCH PANDAV  
 SOCIETY KUSALKAR PUTALA,  
 JANAWADI, KUSALKAR PUTLA,  
 PUNE Model Colony,  
 Maharashtra, 411016



भारत सरकार  
GOVERNMENT OF INDIA



मेला सुभाष धोटे  
Mela Subhash Dhote  
जन्म वर्ष / Year of Birth : 1993  
स्त्री / Female

6526 9880 9343

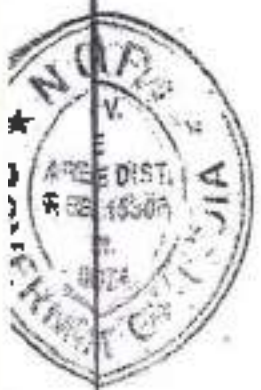


हवल-१०

सामान्य माणसाचा अधिकार

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2024



भारतीय विशिष्ट-ओलख-प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पत्ता : D/D सुभाष धोटे, ब्लॉक नं ५८ पंच पंडय सोसायटी, इगर्जे कुसलकर पुता, शिवाजी नगर, पुणे, महाराष्ट्र, 411016

Address : D/D Subhash Dhote, BLOCK NO 58 PANCH PANDAY SOCIETY, JANWADI KUSALKAR PUTALA, KUSALKAR PUTALA, SHIVAJI NAGAR, PUNE, Maharashtra, 411016

**Aadhaar - Samanya Maansacha Adhikaar**



हवल-१०  
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भारतीय विशिष्ट ओळख प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदणी क्रमांक/Enrolment No : 2017/00319/00634

To: Pratik Subhash Dhore  
 (प्रतिक सुभाष धोरे)  
 S/O Subhash Yashappa Dhore  
 58 PANCH PANDAV SOCIETY  
 KUSALNAR PUTLA, JAMHANI  
 GOKHU E NAGAR  
 PUNE  
 Maharashtra - 411046

Date: 12/08/2024



Ref. No: 00000041-00058032-00018075  
  
 UA 04071793 9 IN

आपला आधार क्रमांक / Your Aadhaar No. :

**4108 5255 9157**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA



प्रतिक सुभाष धोरे  
 Pratik Subhash Dhore  
 जन्म वर्ष / Year of Birth : 1992  
 पुरुष / Male

4108 5255 9157

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA



**पूनाम सुभाष धोरे**  
Poonam Subhash Dhore

जन्म वर्ष / Year of Birth: 1980  
लिंग / Gender: Female



5571 2632 3615

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आधार - सामान्य मापसाचा अधिकार

*Poonam*




हवेल-१०		
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भारतीय विधिपालिका प्राधिकरण  
INDIAN LEGAL AUTHORITY OF INDIA


पूनाम DiO सुभाष धोरे, कोठे नं  
५८, बाण बांधू सोसायटी, नन्वारी,  
पुलाचोक, फुला चौक, गोराले नगर, पुणे,  
महाराष्ट्र, ४११०१६

Address: DiO Subhash Dhore,  
BLOCK NO 58, BANCH PANDAV  
SOCIETY, JANWADI, KUSALKAR  
FUTALA CHOUK, GORALE  
NAGAR, PUNE, Maharashtra,  
411016


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1800 126 1267



naa@naa.gov.in



naa.gov.in



P.O. Box No. 1407,  
Bangalore-560 001

# Venkateshwara Charitable Foundation

13/5, Milestone, Pune Panshel Road, P.O. ... Pune - 411 025 (India)  
(Registered under Bombay Public Trust Act 1956) ... E-706 (Pune) dated 21.8.1980)  
Phone : 020-2438 7141 2438




हवल-१०		
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March 8, 2024

TO WHOMSOEVER IT MAY CONCERN

Mr. Balu S. Gaikwad, aged - Adult, residing at S. No. 146/7, Atharva, Garmal, Dhayari, Pune - 411 041 is hereby authorised to sign and execute Leave & License Agreement in respect of premises situated at plot no. 59 area admeasuring 5.18 Ares and private plot no. 60 area admeasuring 2.61 Ares totally admeasuring 7.79 Ares i.e. 779 sq. mtrs. out of S. No. 22, Hissa No. 10A/10, 10B/6 situated at village Laxman Nagar, Balewadi, Pune and plot no. 60 area admeasuring 2.60 Ares and private plot no. 61 area admeasuring 5.27 Ares totally admeasuring 7.87 Ares i.e. 787 sq. mtrs. out of S. No. 22, Hissa No. 10A/9, 10B/5 Laxman Nagar, Balewadi, Pune and to present the said Agreement for registration, whenever necessary, before the concerned Sub-Registrar and obtain certified copies of registration and other extracts and receipts for payments made, to appoint, engage agents, Advocate for obtaining the registration and completion of other formalities, to represent the Company before the Sub-Registrar and other authorities and take inspection of documents as and when required, to pay necessary charges / fees / deposits as may be required for the above purposes. To submit necessary documents and papers as may be required by the said authorities and to do all the further needful in this regard for valid execution of this agreement for and on behalf of the Trust.

For Venkateshwara Charitable Foundation

  
S. Kannan  
Authorised Signatory

Mr. Balu S. Gaikwad signs as under:







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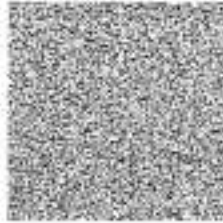


भारत सरकार  
 Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India

मोबिली क्रमांक / Enrolment No.: 1722/19407/90083

To  
 बाबू शिरींग बाबुराव  
 Babu Shirirang Gaiwad  
 S.no.146/7, Atharva,  
 garmal,  
 near dryanda nursery school,  
 Haveli  
 Dhayari  
 Pune Maharashtra - 411041  
 9422504332



आपला आधार क्रमांक / Your Aadhaar No. :

4648 1874 3343

VID : 9113 8273 0111 2955

माझे आधार, माझी ओळख

महिली

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑनलाईन XML / ऑनलाईन प्रमाणीकरण वापरून ओळख सत्यापित करा
- हे इलेक्ट्रॉनिक पत्रिके द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Online XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरत वैध आहे
- अनेक आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाईल नंबर आणि ईमेल अद्ययावत अंदाजवून घ्या
- आपला स्मार्ट फोनवरील आधार प्या - mAadhaar App खपरा

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण  
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Neuro Data 2 107102812



बाबू शिरींग बाबुराव  
 Babu Shirirang Gaiwad  
 जन्म तारीख/DOR: 01/07/1971  
 पुरुष MALE

4648 1874 3343

VID : 9113 8273 0111 2955

माझे आधार, माझी ओळख

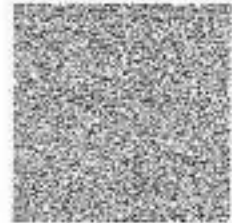


भारतीय विशिष्ट ओळख प्राधिकरण  
 Unique Identification Authority of India



पत्ता:  
 स.नं.146/7,अथारवा, गारमल, १४६७ नं.ली.सकुल अडवा,  
 हवेली, धायरी, पुणे,  
 महाराष्ट्र - 411041

Address:  
 S.no.146/7,atharva,, garmal,, near dryanda  
 nursery school,, Haveli, dhayari, Pune,  
 Maharashtra - 411041



4648 1874 3343

VID : 9113 8273 0111 2955

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*(Handwritten signature)*

स्वाधेन गणना

PERMANENT ACCOUNT NUMBER

AAATV0797P

नाम / NAME

VENKATESHWARA CHARITABLE FOUNDATION

दिनांक / बने की तिथि / DATE OF INCORPORATION/FORMATION

07-02-1980

14/11/2024

*[Handwritten Signature]*

आयकर अधिकारी / 2 पूर

Commissioner of Income Tax



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326/7101

गुन्वार, 14 मार्च 2024 11:53 म.पु.

दस्त घोपवारा भाग-1

हवल10

39132

दस्त क्रमांक: 7101/2024

दस्त क्रमांक: हवल10 /7101/2024

आजार मुल्य: ₹. 10,00,000/-

सोववना: ₹. 3,10,110/-

भारवेचे मुद्रांक शुल्क: ₹.19,300/-

दु. नि. म.ह. दु. नि. हवल10 घांणे कार्यालयत

पावती:7244

पावती दिनांक: 14/03/2024

अ.क्र. 7101 वर दि.14-03-2024

सादरकरणागळे नाव: सायमन्वार्न मुभाय वाव धोत्रे .

गेजी 11:52 म.पु. वा. हजर केला.

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 640.00

पुष्टांची संख्या: 32

सुभाष गळ्यावा धोत्रे

दस्त हजर करणाऱ्याची सही:

एकुण: 1640.00

*[Signature]*

मह दुप्यम निबंधक, हवेली-10

*[Signature]*

मह दुप्यम निबंधक, हवेली-10

दस्तावा प्रकार: 36-अ-मिळ अंड लायमन्मेंस

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.

शिळा क्र. 1 14 / 03 / 2024 11 : 52 : 45 AM ची वेळ: (सादरकरण)

शिळा क्र 2 14 / 03 / 2024 11 : 53 : 20 AM ची वेळ: (फी)

प्रतिज्ञापत्र

आमी मिळून देणत व लिहून घेणत आम्ह इतिजेवर मिळून देतो की, म्हा दस्तास जोडलेली पुस्तक कागदपत्रे ही अचल व चली असून ती खोटी व कमवट असल्या आल्यास नोंदणी अधिनियम 1908 चे कलम 49 अन्वये होणाऱ्या कार्यवाहीस आमी जबाबदार राहूत.

सुभाष गळ्यावा धोत्रे  
लिहून घेणत

*[Signature]*  
लिहून घेणत

*[Signature]*



उमन गोपबारा भाव-2

उमन 10

उमन क्रमांक: 7101/2024

14/03/2024 12:12:25 PM

उमन क्रमांक : उमन10/7101/2024

उमनाचा प्रकार : 36-अ-मिळू शकत नाही

क्र.सं.	पदाधारकाचे नाव व पदा	पदाधारकाचा प्रकार	समाविष्ट	उमना प्रमाणित
1	नाम: वायलेन्वॉर मुभाष वाय धोत्रे . पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, उमनांक नं: 51 /275 पीएमसी कॉन्वर्सी, शिवाजीनगर पुणे . रोड नं. -, पुणे. पं नंवर.	नायलेन्वॉर वय :-64 स्वाक्षरी:- <i>सुभाष महापात्रे</i>		
2	नाम: वायलेन्वॉर मुभाष धोत्रे (एचयुएफ) वॉके कर्मी मुभाष वाय धोत्रे . पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, उमनांक नं: 51 /275 पीएमसी कॉन्वर्सी, शिवाजीनगर पुणे . रोड नं. -, महाराष्ट्र, पुणे. पं नंवर.	नायलेन्वॉर वय :-64 स्वाक्षरी:- <i>सुभाष महापात्रे धोत्रे</i>		
3	नाम: वायलेन्वॉर माधना एम धोत्रे ,नेहा एम धोत्रे, प्रिंटेड एम धोत्रे वॉके कु सु महामुन मुभाष वाय धोत्रे पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, उमनांक नं 51 /275 पीएमसी कॉन्वर्सी, शिवाजीनगर पुणे . रोड नं. -, महाराष्ट्र, पुणे. पं नंवर.	नायलेन्वॉर वय :-64 स्वाक्षरी:- <i>सुभाष महापात्रे</i>		
4	नाम: वायलेन्वॉर पुनप एम धोत्रे - पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, उमनांक नं. 51 /275 पीएमसी कॉन्वर्सी, शिवाजीनगर पुणे . रोड नं. -, महाराष्ट्र, पुणे. पं नंवर.	नायलेन्वॉर वय :-50 स्वाक्षरी:- <i>P. Dhotre</i>		
5	नाम: वायलेन्वॉर वॉकेटिंग प्रॉटेक्शन फंडेशन ए एमिक इन्ट अर्के अधिकारी वी वाळू एम वायकवड पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ,, उमनांक नं: वॉकेटिंग ब्रॉचर, 114 /ए /2 पुणे विंहाड रोड पुणे , रोड नं. ,, महाराष्ट्र, पुणे. पं नंवर.	नायलेन्वॉर वय :-52 स्वाक्षरी:- <i>W. V. Wadkar</i>		

वरील उमनेचेच काल देणार नयाकरीत 36-अ-मिळू शकत नाही उमनाचे उमन एंकर करून दिल्याचे कळत करणार.  
मिळू क्र.3 ची वेळ 14/03/2024 12:11:45 PM

शेड्युल:-  
उमन इमन दुय्यम निबंधक वाण्या भोळ्याचे उमन उमनेचेच काल देणार-यांना स्वकीश: ओळखतात, व त्याची ओळख प्रतिसात

क्र.सं.	पदाधारकाचे नाव व पदा	समाविष्ट	उमना प्रमाणित
1	नाम: वॉकेटिंग पुनपीत विण धोत्रेवाय -- वय: 56 पता: येणवडा पुणे पिन कोड: 411006	स्वाक्षरी <i>W. V. Wadkar</i>	

शिक्रा क्र.4 ची वेळ 14 / 03 / 2024 12 : 12 : 20 PM

प्रमाणित करण्यात येते की,  
या दस्तऐवजात एकूण 3 वृत्त आहेत,  
पहिले नंबराचे पुस्तकाचे  
नंबरी नोंदला.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Mode	GRN/Licence	Deface Date
1	Sushash Chhale	Stamp Duty	201792024031282005	MH017116303202324E	19300.00	SD	0009118760202324	14/03/2024
				0324141300391	640	RF	0324141300391D	14/03/2024
				MH017116303202324E	1000	RF	0009118760202324	14/03/2024

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