

Receipt (pavti)

526/695

Wednesday, January 11, 2023

11:58 AM

पावती

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 713 दिनांक: 11/01/2023

गावाचे नाव: पिंपरी बाघेरे

दस्तऐवजाचा अनुक्रमांक: हवल25-695-2023

दस्तऐवजाचा प्रकार : 36-अ-लिह अँड लायसन्सेस

सादर करणाऱ्याचे नाव: सौ रुपाली बापुसाहेब बाघेरे -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 1300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:17 PM ह्या वेळेस मिळेल.

Joint S.R. Haveli 25

बाजार मूल्य: रु. 0/-

मोबदला रु. 3300000/-

भरलेले मुद्रांक शुल्क : रु. 49500/-

सह. दुर्यम निबधक
हवेली क्र २५ पुणे

1) देयकाचा प्रकार: DHC रकम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1001202306584 दिनांक: 11/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013516540202223E दिनांक: 11/01/2023

बँकेचे नाव व पत्ता:

HEAD MISTRESS
JYOTI ENGLISH SCHOOL
NEHRU NAGAR, PIMPRI, PUNE - 18

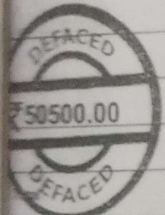
1/1



हवेल - २५
 ६०५ १७ १५
 २०२३



MH013516540202223E		BARCODE	Date	10/01/2023-13:54:07	Form ID	25.2
Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Registration Fee			PAN No.(If Applicable)			
Office Name HVL18_HAVELI 18 JOINT SUB REGISTRAR			Full Name JYOTI EDUCATION SOCIETY THROUGH VICE PRESIDENT SMT BHAMABAI D WAGHERE			
Location PUNE			Flat/Block No. CTS NO.6611			
2022-2023 One Time			Premises/Building			
Account Head Details		Amount In Rs.	Road/Street PIMPRI WAGHERE			
Stamp Duty		49500.00	Area/Locality PUNE			
Registration Fee		1000.00	Town/City/District			
			PIN 4 1 1 0 1 8			
			Remarks (If Any)			
			SecondPartyName=MRS RUPALI B WAGHERE-			
			Amount In Fifty Thousand Five Hundred Rupees Only			
			Words 50,500.00			
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	Ref No.	02000042023011678657	230100060258
Cheque-DD Details			Bank Date	RBI Date	10/01/2023-13:55:15	Not Verified with RBI
Cheque/DD No.			Bank-Branch BANK OF MAHARASHTRA			
Name of Bank			Scroll No. Date 30111 11/01/2023			
Name of Branch			Mobile No. 9820529967			



Department ID:
 NOTE: This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचि चालन धरत दस्तावेज निलंबित करत-चालन हीचाली कार्यालयामध्ये निलंबित करत आहे. -धरत - अज्ञातकाराचे कार्यालयी धरत चालन जात नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	Deacid	Defacement Amount
1	989-426-496	0906728715202223	11/01/2023-11:58:07	IGR560	49500.00
2	989-426-496	0906728714202223	11/01/2023-11:58:07	IGR560	49500.00
Total Defacement Amount					99000.00

[Signature]
 HEAD MISTRESS
 JYOTI ENGLISH SCHOOL
 KENDU NAGAR, PUNE-18

//SHRI GAJANAN PRASANNA//
LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENCE IS MADE AND EXECUTED AT PIMPRI TODAY ON 10TH DAY OF JANUARY IN THE YEAR 2023.

BETWEEN

1. MRS. RUPALI BAPUSAHEB WAGHERE.
Age:42 years, Occ.p : Profession
PAN NO.ABMPW4217G

2.MR.BAPUSAHEB DATTATRAY WAGHERE.
Age: 50 years, Occ.:Business
PAN NO.AAJPW1235E

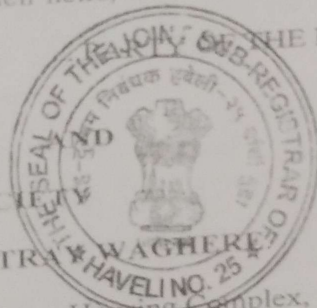
Rupali
Bapusaheb

अभिवादि १ वाधेरे

Both R/at - T/B,4/5,FlatNo.004,Ajmera Housing Complex,
Pimpri, Pune 18.

HEREINAFTER called and/or referred as the "LICENSORS"

(Which expression unless it be repugnant to the context shall be deemed to mean and include themselves, their heirs, executors, administrators and assigns)



ह व ल - २५
१०/१/२३
२०२३

JYOTI EDUCATION SOCIETY
Through its Vice President
Smt.BHAMABAI DATTATRAY WAGHERE
Age:68 yrs, Occ-Housewife
R/at: T/B,4/5,FlatNo.004,Ajmera Housing Complex,
Pimpri, Pune 18.

HEREINAFTER called and/or referred to as the "LICENSEE"

(Which expression unless it be repugnant to the context shall be deemed to mean and include himself, his heirs, executors, administrators and assigns)

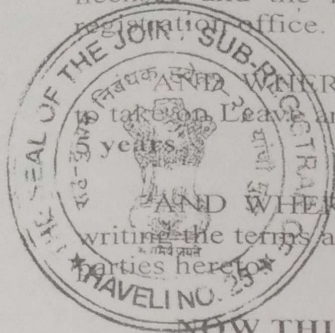
.....PARTY OF THE SECOND PART.

AND WHEREAS the Licensors are fully seized possessed of and/or well and sufficiently entitled, owner/occupier whereof to all that piece and parcel of the property bearing A)S No.101/2B/1A/5,CTS No.5101, Land admeasuring 656.82sq.mtrs along with construction constructed thereupon area adm 11158sq.ft. B) S.No.101/2B+1A,CTS No.6611and5101, Land admeasuring area 400 sq.mtrs(open land)situated at Nehrunagar, village Pimpri Waghere, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No. 1 to 20. Which is more particularly described in schedule written hereunder.

AND WHEREAS THE LICENSEE is Trust registered under the Bombay Public Trust Act and the Licensee is engaged in the activity of running a school. At the request of the Licensee, the Licensor has agreed to allow the Licensee, to use and occupy the said License Premises, upon the terms

[Signature]
HEAD MISTRESS
JYOTI ENGLISH SCHOOL
NEHRU NAGAR, PIMPRI, PUNE - 18

and conditions hereinafter contained. That the Licensee also agreed to the following terms and conditions. It is specifically agreed between the parties that there is no oral agreement and whatever is agreed between the parties is reduce into writing. It shall be the responsibility of the Licensee to get this agreement registered and the expenses shall be borne by the licensee and the licensors hereby undertakes to remain present at the registration office.



ह व ल - ३५
३५
३१
२०२२

AND WHEREAS after conclusion thereof the Licensee has agreed to take on Leave and License basis the aforesaid property for the period of 3 years AND WHEREAS it has become just and necessary to reduce into writing the terms and conditions mutually agreed upon by and between the parties hereto

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. The Licensors hereby grants to licensee, leave and license to use and occupy the said licensed premises for the purpose of running a school by Licensee alone.
2. The Leave and License herein granted by the Licensor shall empower and authorize the Licensee for a period of **Sixty Month** commencing from **1st January 2023** and expiring on the **31th December 2027** to use, occupy and enjoy the Licensed premises.
3. In the consideration of the Licensee herein above granted the Licensee shall pay to the Licensors a sum of **Rs.3,30000 /-[Three Lakh Thirty thousand Thousand only]**(consideration for property above-mentioned in section A is agreed Rs.300000/- and for section B is RS.30000/-i.e open land) by cheque per month on 1st day of same month of English calendar as License Fees for the use and occupation of the said Licensed Premises. License fee shall be increase by Licensors with proper Notice to Licensee. Same shall be reduce in writing with effect of changes.
4. In addition to the License Fees, Licensee shall pay all the charges for the electricity bills, as and when same become due. The Licensee shall pay all the charges electricity ,telephone, internet, broad band, cable bills etc. as per the consumption and as per the bills immediately after the receipt of the bills from the concerned authorities and shall keep the Licensors' indemnified against any claim in respect thereof from the Authorities concerned against the Licensors in respect thereof.
5. The entire possession and control of the said License premises, at all times, shall remain and be with the Licensors. The Licensee shall however be at liberty to install in the said Licensed premises at his own cost and expenses like air conditioners, domestic or electric appliances, household fittings and fixtures of non permanent and non structural nature, sanitary and electrical installations and other household conveniences reasonably required by him for or in connection with the proper and full use, occupation and enjoyment of the said Licensed premises.
6. The Licensee shall not do or permit to be done in or around the said Licensed premises any act of illegal or immoral nature or which may cause nuisance or annoyance to the occupier of neighboring flats and building. The Licensee shall not store or allow be storing or buying in the Licensed premises any material of hazardous nature. The Licensors or his agents have the rights to inspect the said licensed premises at any time.

[Signature]
HEAD MISTRESS
JYOTI ENGLISH SCHOOL
NEHRU NAGAR, PIMPRI, PUNE -18

7. Both the parties have right to terminate the agreement by giving one month Notice to either Party without assigning any reason. In the event of the Licensee committing any breach of this agreement, the Licensors shall be entitled to terminate this Agreement forthwith.

8. On the expiry of the term of this license efflux of time or sooner determination thereof as herein provided, the Licensee shall remove himself and his servant, agents and staff and all goods, things, effects or articles lying or kept in the said Licensed Premises so that the Licensor will be able to re-enter in the Licensed Premises. The Licensee shall observe and perform all the terms, condition of this agreement, covenants and provision herein contained and also the rules and regulations and bye-laws for the time being and from time to time in force of the Municipal corporation and other local bodies and the said Society as are to be observed by the Licensee shall indemnify and keep indemnified fully the Licensors from and against any loss and damages on account of any such default on the part of the Licensee.

9. That the Licensee is at liberty to make furniture & fitting of temporary nature in the said property for his need, without destroying construction work of the said property.

10. That the Licensee shall not make any additions or alterations to the license premises without the consent of Licensors.

11. The Licensors shall not be responsible or liable for any theft, loss or damage of any property or any illegal act of the Licensee or of any other person lying or kept in the said Licensed Premises or for any bodily injury harm/hurt to any person in the said Licensed Premises resulting from any cause whatsoever.

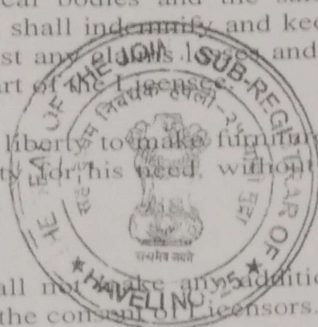
12. That the Licensee shall not Sub-License, Re-License, Part-License and/or under license the said premises.

13. Upon the expiration of the term of the License by efflux of time or its sooner termination as provided herein, and upon the Licensors paying and refunding to the Licensee all amounts payable by the Licensors the Licensee shall simultaneously cease to use and occupy the said Licensed Premises. If the Licensee does not stop use the said Licensed premises, in that event Licensor is entitle to initiate the proceedings as per the provision of law and the Licensor shall be entitle to compensation double the amount of License fees during the period of such usage by the Licensee and the Licensors shall be entitle to apply to the competent authority/forum to have the Licensee removed from the Licensed premises.

14. That the Licensee will be in independent possession of the Licensed premises without any hindrance or obstruction from Licensors. But the Licensors is at Liberty to inspect the said premises at any time.

15. The Licensee hereby declares that he is fully aware that nothing herein contained shall be constructed as creating any right, title and interest by way of lease, tenancy or sub tenancy in favor of the Licensee or transferring any interest whatsoever therein in favor of Licensee of the said Licensed premises save and except a bare leave and license to use and occupy the said Licensed Premises subject to the terms and conditions herein set out.

16. On the expiry of this agreement the Licensee shall hand over vacant and peaceful possession of the said property to the Licensors without any



हवल - 24	
8	94
2023	

Dindu
HEAD MISTRESS
JYOTI ENGLISH SCHOOL
NEHRU NAGAR, PIMPRI, PUNE - 18

objection whatsoever. In the event of the Licensee failing to hand over vacant and peaceful possession of the said premises in good and clean condition to the Licensors, the Licensors will be entitled and at liberty to recover possession and damages from the licensee by following due procedure of law.

SCHEDULE

(D) SCHEDULE OF THE PROPERTY

All that piece and parcel of the property bearing A) S.No.101/2B/1A/5,CTS No.5101, Land admeasuring 656.82sq.mtrs along with construction constructed thereupon area adm 11158sq.ft.

B) S.No.101/2B+1A,CTS No.6611and5101, Land admeasuring area 400sq.mtrs(open land)situated at Nehrunagar, village Pimpri Waghere, Tal. Haveli, Dist. Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli No. 1 to 20.

Which is bounded as under :-

- East :- By Plot bearing S.No.101.
- West :- By 20fts Municipal road.
- North :- By Municipal Road.
- South :- By Plot bearing S.No.101.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands hereunto at Pimpri, Pune on the day, date as hereinabove mentioned.

Rupali
1 MRS. RUPALI BAPUSAHEB WAGHERE
LICENSOR/S



Bapusaheb
2 MR. BAPUSAHEB DATTATRAY WAGHERE
LICENSOR/S



श्रीमती द. दादरे
JYOTI EDUCATION SOCIETY.
Through its Vice President

SMT. BHAMARAJ DATTATRAY WAGHERE.
LICENSEE



हवल - २५
६६५५१५
२०२३

WITNESSES

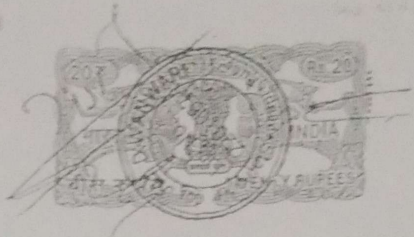
1. SIGN *Vikrant*
NAME :- Vikrant Shankar Shinde
ADD. :- Pimple Ghusav Pune-411061
2. SIGN *Rathod*
NAME :- vikas Rathod
ADD. :- Pimpri Pune - 411018

Dimple
HEAD MISTRESS
JYOTI ENGLISH SCHOOL
NEHRU NAGAR, PIMPRI, PUNE-18

शुद्धी क्र. नं. INDEX NO. II

मासिक आवेग विपरीत-केंद्र

विद्यार्थी संख्या: ३४८१२००७
व. क्र.: ३४८१२००७
आचार्य संख्या: ३४८१२००७
श. क्र.: ३४८१२००७



(2) पुस्तक क्रमांक व व. क्र. (3) पुस्तक क्रमांक व व. क्र.

(3) पुस्तक क्रमांक

(4) आचार्य की जाति पृथगी देण्यात असेल तेजा

(5) दस्तऐवज करून देण्या-या पध्दतीने व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाच्या हक्कामाग किंवा आदेश अत्याचार, घनिकादीचे नाव व संपूर्ण पत्रा

(1) पुस्तक क्रमांक व व. क्र. (2) पुस्तक क्रमांक व व. क्र.

(3) पुस्तक क्रमांक व व. क्र. (4) पुस्तक क्रमांक व व. क्र.

(5) पुस्तक क्रमांक व व. क्र. (6) पुस्तक क्रमांक व व. क्र.

(7) पुस्तक क्रमांक व व. क्र. (8) पुस्तक क्रमांक व व. क्र.

(9) पुस्तक क्रमांक व व. क्र. (10) पुस्तक क्रमांक व व. क्र.

(11) पुस्तक क्रमांक व व. क्र. (12) पुस्तक क्रमांक व व. क्र.

(13) पुस्तक क्रमांक व व. क्र. (14) पुस्तक क्रमांक व व. क्र.

(15) पुस्तक क्रमांक व व. क्र. (16) पुस्तक क्रमांक व व. क्र.

(17) पुस्तक क्रमांक व व. क्र. (18) पुस्तक क्रमांक व व. क्र.

(19) पुस्तक क्रमांक व व. क्र. (20) पुस्तक क्रमांक व व. क्र.

(21) पुस्तक क्रमांक व व. क्र. (22) पुस्तक क्रमांक व व. क्र.

(23) पुस्तक क्रमांक व व. क्र. (24) पुस्तक क्रमांक व व. क्र.

(25) पुस्तक क्रमांक व व. क्र. (26) पुस्तक क्रमांक व व. क्र.

(27) पुस्तक क्रमांक व व. क्र. (28) पुस्तक क्रमांक व व. क्र.

(29) पुस्तक क्रमांक व व. क्र. (30) पुस्तक क्रमांक व व. क्र.

पत्र क्र. 308/93

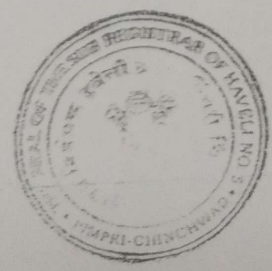
पत्र क्र. 312/93

पत्र क्र. 312/93

पत्र क्र. 312/93

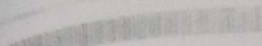
पत्र क्र. 312/93

दुय्यम निबंधक हवेली क्र. ५
पिंपरी चिंचवड



ह व ल - २५
Eey E 94
2023

HEAD MISTRESS
JYOTI ENGLISH SCHOOL
NEHRU NAGAR, PIMPRI, PUNE - 18



पत्रांक ३४३७७७७७

सूची क्र. दोन INDEX NO. II

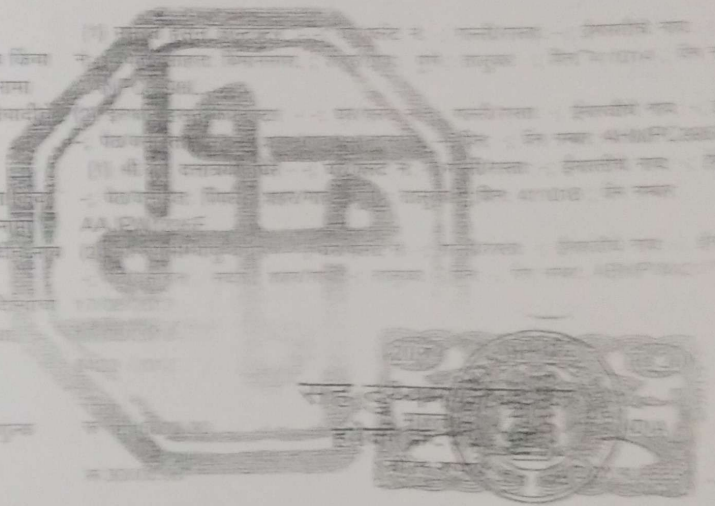
संस्थांचे नाव : श्री. जे. ए. ए. स्कूल

(1) विद्यार्थ्यांचा विकास, नोंदवल्याचे कायदा
 व बाजारपेठा (पाठशाला/पाठशाळा)
 बबरीत पट्टाकार आकारणी देतो
 ही पट्टाकार ते नमूद करावे। नोंदवल्या क्र. 15.08.2003
 सं. नं. क्र. 22.08.2003

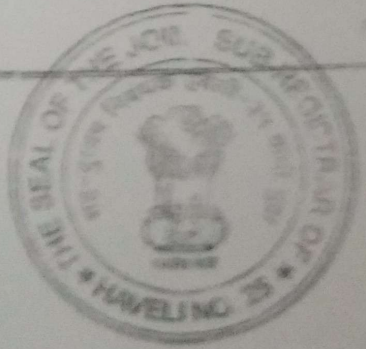
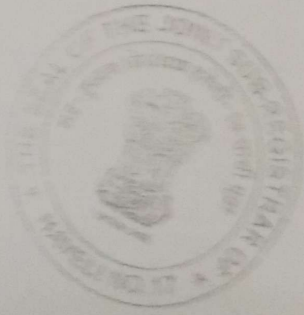
(2) कु-मार्ग, वॉटरशिफ्ट व पावसाचे (असल्यास) (1) सर्व क्र. 15.08.2003 मधील व 22.08.2003 मधील या नोंदी किती काळी होती तेव्हा व 15.08.2003 व 22.08.2003 यांनी या नोंदी देणे व 22.08.2003 यांनी या नोंदी देणे व 22.08.2003 यांनी या नोंदी देणे व 22.08.2003 यांनी या नोंदी देणे

(3) अक्षरकट
 (4) अक्षरणी किंवा जुळी देण्यात आलेले तेंदा

(5) दस्तऐवज कळवणे देण्या-या पत्रकारांचे व संपूर्ण पत्रा नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियोगी नाव व संपूर्ण पत्र
 (6) दस्तऐवज कळवणे देण्या-या पत्रकारांचे नाव व संपूर्ण पत्रा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियोगी व संपूर्ण पत्र
 (7) दिनांक
 (8) नोंदवल्या
 (9) अनुक्रमणिका, खर्च व शुल्क
 (10) बाजारपेठा/पाठशाळेचे मुद्रांक शुल्क
 (11) बाजारपेठा/पाठशाळेचे नोंदणी
 (12) वेळ



संस्थांचे नाव : श्री. जे. ए. ए. स्कूल
 पत्रांक : 3437777
 दिनांक : 20/11/23
 सह-कुलपति/निर्देशक/मुख्य शिक्षक



हदल - २५
 २०२३

Head Mistress
 J.P. ENGLISH SCHOOL



पिंपरी चिंचवड नगरपालिका, पिंपरी - 411018

(महाराष्ट्र महात्म्यसंगठन - जमाखर्च अन्वेषी व विकास व निधि 39 प्रकल्प)



क्रमांक : 8, मासिक क्रमांक : 8, दिनांक : 02203 00, 2223080802078, 2022-04-09

श्री. बापू दत्तात्रय वाघरे व त्यानी बापू वाघरे, 01/04/2022, 30/09/2022

ब.न. 101, नेहरूनगर, पिंपरी-18, 01/10/2022, 31/03/2023

Table with columns for विदायी (11158 औ.पूट), विक्रीव्याही, मूल्य (11158.00), and मूल्य (108450.00). Includes rows for काचे भाव, प्रत्यक्षीय सेवा शुल्क, and various taxes.

Rupees Seventy One Thousand Five Hundred Ninety Only

संबंधित रकमा दिनांक 1 एप्रिल 2023 रोजी आदेशानुसार मूळ मालकांना परत देण्यात येईल. विल परमेशी मुदत - पहिली महात्माजी बिल निकालेपर्यंत 03 महिन्यांचे अतः अखेर 30 एप्रिल 2023 रोजी महात्माजी 31 दिवसांपर्यंत...

(श्री. बापू दत्तात्रय वाघरे) सहाय्यक आयुक्त, कंत्राट विभाग, पिंपरी चिंचवड नगरपालिका, पिंपरी - 411018

सहाय्य लिंबारण व्यवस्था: 1. 24x7 तक्रार लिंबारण 8888006666, 2. 24x7 हेल्पलाईन www.pcmchelpine.in, 3. कंत्राट संकलन विभाग ईमेल ptax@pcmcindia.gov.in, 4. कंत्राट संकलन विभाग मुख्य कार्यालय 020-67331545

Bank of Baroda advertisement with logo and contact information.



ह व ल - 24, 2023

HEAD MISTRESS, JYOTI ENGLISH SCHOOL, NEHRU NAGAR, PIMPRI, PUNE -18