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गाव नमुना सात (आवकार आभलख पत्रक)

Do No. Dsk-VI 1512 & 4244/Ann D O P and S (Maha)

(महाराष्ट्र जमीन महसूल अधिकाऱा अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव आंबेगाव झुळक

तालुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापण पद्धती
२८६		खाणसा
सेताचे स्थानिक नाव		
लागवडीयोग्य क्षेत्र		
		हेक्टर आर
		०.२३
एकूण		०.२३
पोटखराब (लागवडीयोग्य नसलेले):		
वर्ग (अ)		
वर्ग (ब)		
एकूण	०.२३	
आकारणी	रुपये	पैसे
जुदा किंवा विशेष आकारणी	११९	

भोवटादारचे नाव
 १५१०
 शेकर राम-यांगू मूरके
 ११०८ २५७२
 सुभाष शेकर साबळे
 १५१४ [०-१० आर] १६५४०
 अमर एज्युकेशन सोसा नर्फे
 अध्यक्ष- अरुण रामोदर सोकाडे
 सार्वजनिक- मंगल अरुण सोकाडे
 १६५४० ०-१० आर
 यशवंत पुत्र राम कुंठारे
 १६६०४ ०-१३ आर

खाते क्रमांक
 मुळाचे नाव
 वार अधिकार
 सुकडा १०५७
 लुकडे वेंदी धिक्कर चव्हाण
 १५१० ११०८ २५७२
 सीमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकाऱा अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१)

वर्ग	हेक्टर	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		अन्य	टिप								
		मिश्र पिकाखालील क्षेत्र			निर्पेक्ष पिकाखालील क्षेत्र			एकूण	शे. भा.										
		सिंचनाचा प्रकार	वर्ग	सिंचित	अवकाश	सिंचित	अवकाश												
२	५	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०
		हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.		हे. भा.	हे. भा.		हे. भा.	हे. भा.		हे. भा.	हे. भा.		हे. भा.	हे. भा.	

नसकल तयार ता. २६/१२/२०

तलाठी आंबेगाव झुळक

Secretary

Amar Education Society, Dhankwadi, Pune-411046

सचिव
 अमर एज्युकेशन सोसायटी
 धनकवडी, पुणे
 Secretary
 Amar Education Society,
 Dhankwadi, Pune-411046

Index -2

SroName : Joint S.R. Haveli 20

Doc No. : 6846/2022

Regn:63m

Village Name : Ambegaon Bu A

- (1) Article Leave and Licenses(36 A)
- (2) Deposit -
- (3) Licence Fee Rs.10000/-
- (4) Property Description Corporation: Pune, Other details: Land+Building/Shed No:Open Land , Floor No:Ground Floor , Building Name:Ambegaon Budruk , Block Sector:Ambegaon BK Pune 411046, Road:Near Dnyanprasarak Vidya Mandir , City:Ambegaon Bu A , District:Pune, Survey Number : 30/4/6, Leave and License Months:60
- (5) Area 13000 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Proprietorship: Vaishnavi Construction Address: Block Sector:Near Dnyanprasarak Vidya Mandir, Road:S N.30//6, City:Ambegaon Bk, District:Pune, State:Maharashtra, Pin:411046 PAN: AAHFV2918D through Authorized Partner Arun Damodar Sokande Age: 56; Address: Block Sector:Osmanabad, Road:Vikas Nagar, City:Osmanabad, District:Latur, State:Maharashtra, Pin:413501 PAN:
- (8) Licensee Name and Address Trust: Amar Education Society Address: Block Sector:Dhankawadi Ambegaon Shiv, Road:S no 34/18, City:Dhankawadi, District:Pune, State:Maharashtra, Pin:411043 PAN: AADTA8402H through their Secretary Mrs Mangal Arun Sokande Age: 51; Address: Block Sector:Osmanabad, Road:Vikas Nagar, City:Osmanabad, District:Latur, State:Maharashtra, Pin:413501 PAN:
- (9) Date of Execution 02/05/2022
- (10) Date of Registration 10/05/2022
- (11) Registration Number/Year 6846/2022
- (12) Stamp Duty Rs.1500.00/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1500.00/-	MH001350920202223E	02/05/2022
Registration Fee	Rs. 1000/-	MH001350920202223E	02/05/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 02/05/2022 at Haveli

Between,

1) **Vaishnavi Construction** (Proprietorship) Residing at: Block Sector:Near Dnyanprasarak Vidya Mandir, Road:S N.30//6, Ambegaon Bk, Pune, Maharashtra, 411046
through his Authorized Partner Mr. Arun Damodar Sokande, Age : About 56 Years, Occupation :
Business Residing at: Block Sector:Osmanabad, Road:Vikas Nagar, Osmanabad, Latur,
Maharashtra, 413501

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

AND

1) **Amar Education Society**(Trust) Residing at: Block Sector:Dhankawadi Ambegaon Shiv, Road:S no 34/18, Dhankawadi, Pune, Maharashtra, 411043
through Secretary Mrs Mangal Arun Sokande, Age : About 51 Years Residing at: Block Sector:Osmanabad, Road:Vikas Nagar, Osmanabad, Latur, Maharashtra, 413501

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

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

AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 60 Months commencing from 01/05/2022 and ending on 30/04/2027, on terms and subject to conditions hereafter appearing.

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

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



- 1) **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 60 Months commencing from 01/05/2022 and ending on 30/04/2027
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs.10000(Ten Thousand Only) per month towards the compensation for the use of the said Licensed premises. This amount of monthly License fee amount shall be payable within first five days of the concerned month of Leave and License.
- 3) **Maintenance Charges:** That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- 4) **Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.
- 5) **Use:** That the Licensed premises shall only be used by the Licensee for Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .
- 6) **Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.
- 7) **No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
- 8) **Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.
- 9) **Cancellation:** That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.



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

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









SCHEDULE I

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

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. Open Land , Built-up :13000 Square Feet, situated on the Ground Floor Floor of a Building known as 'Ambegaon Budruk ' standing on the plot of land bearing Survey Number :30/4/6, Road: Near Dnyanprasarak Vidya Mandir , Location: Ambegaon BK Pune 411046, of Village:Ambegaon bu a situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

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






Name & Address	Photo	Thumb Image	Digitally signed
Licensor Vaishnavi Construction (Proprietorship) through his Authorized Partner Mr. Arun Damodar Sokande Address: Block Sector:Osmanabad, Road:Vikas Nagar, Osmanabad, Latur, Maharashtra, 413501			Not Available
Licensee Amar Education Society (Trust) through her Secretary Mrs Mangal Arun Sokande Address: Block Sector:Osmanabad, Road:Vikas Nagar, Osmanabad, Latur, Maharashtra, 413501			Not Available
Witness of execution of all executants Bharat Bhagwat Bhopale Address: Block Sector:Jai Kranti College, Road:Datta nagar Road, Katraj, Pune, Maharashtra, 411046			Not Required
Witness of execution of all executants Sunil Thapa Address: Block Sector:Beldare Prestu, Road:Datta nagar, Katraj, Pune, Maharashtra, 411046			Not Required

Admission Of Execution / Identification

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



Name of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	
Licensor Vaishnavi Construction through Authorized Partner Arun Damodar Sokande	02/05/2022 03:13:00 PM	02/05/2022 03:13:41 PM	Arun Damodar Sokande, Male, XXXX XXXX 0103	
Licencee Amar Education Society through Secretary Mrs Mangal Arun Sokande	02/05/2022 03:13:53 PM	02/05/2022 03:14:12 PM	Mangal Arun Sokande, Female, XXXX XXXX 5018	
Identifier for all executants Bharat Bhagwat Bhopale	02/05/2022 03:14:24 PM	02/05/2022 03:15:33 PM	Bharat Bhagwat Bhopale, Male, XXXX XXXX 7470	
Identifier for all executants Sunil Thapa	02/05/2022 03:15:50 PM	02/05/2022 03:16:12 PM	Sunil Thapa, Male, XXXX XXXX 4303	



CENSE AGR
Particulars
Stamp Duty
Registr

397/6846/2022	Registration No. :39M	10:02 AM
Receipt		
Village Name: Ambegaon Bu A	Receipt No.:7222	Date: 10/05/2022
Document No.: HVL20/6846/2022		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Vaishnavi Construction through Authorized Partner Arun Damodar Sokande		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Mrs Mangal Arun Sokande is received for registration.		
Joint S.R. Haveli 20		
Stamp duty of Rs.1500.00/- is paid by GRN MH001350920202223E on 02/05/2022 Registration fee of Rs.1000/- is paid by GRN MH001350920202223E on 02/05/2022		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e- Registartion and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		

