

7/13497

पावती

Original/Duplicate

Monday, December 06, 2021

नोंदणी क्र. :39म

5:29 PM

Regn.:39M



पावती क्र.: 14781 दिनांक: 06/12/2021

16A

गावाचे नाव: वडगांव शेरी

दस्तावेजाचा अनुक्रमांक: हवल7-13497-2021

दस्तावेजाचा प्रकार : 36-अ-लिव्ह अॅड लायसन्सेस

मादर करणाऱ्याचे नाव: कानिफनाथ पराजी चांगुलपाई - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकूण:

रु. 1360.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

5:48 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक, हवेली-7
 मह दुय्यम निबंधक वर्ग-२
 हवेली क्र.७, पुणे

बाजार मूल्य: रु.0/-

मोबदला रु.40000/-

भरलेले मुद्रांक शुल्क : रु. 6000/-

1 4

1) देयकाचा प्रकार: DHC रकम: रु.360/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0612202115155 दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH009739417202122E दिनांक: 06/12/2021

बँकेचे नाव व पत्ता:

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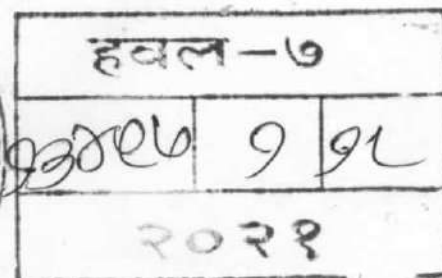
Department ID :

MOBILE NO. :

9822530473

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .





CHALLAN
MTR Form Number-6



GRN	MH009739417202122E	BARCODE			Date	06/12/2021-16:43:08	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	HVL7_HAVELI 7 JOINT SUB REGISTRAR			Full Name	KANIFNATH PARAJI CHANGULPAI			
Location	PUNE			Flat/Block No.	Sr No 40 Hissa No 4/39			
Year	2021-2022 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street					
0030046401 Stamp Duty	6000.00		Wadgaon Sheri					
0030063301 Registration Fee	1000.00		Area/Locality					
			Pune					
			Town/City/District					
			PIN					
			4 1 1 0 1 4					
			Remarks (If Any)					
			SecondPartyName=KANIFNATH P CHANGULPAI EDUCATION AND SOCIAL FOUNDATION-					
			Amount In					
			Seven Thousand Rupees Only					
Total	7,000.00		Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572021120626433 IK0BKHXVLO		
Cheque/DD No.				Bank Date	RBI Date	06/12/2021-16:24:44	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE 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. : 9822530473

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



हवल-७	
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२०२१	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0612202115155	Date 06/12/2021
Received from Kanifnath Changulpai, Mobile number 9923977799, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 7 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 06/12/2021
Bank CIN 10004152021120610106	REF No. IGAMOKFAH5
This is computer generated receipt, hence no signature is required.	



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हवल-७		
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2022		

ISHREE GANESHI

LEAVE AND LICENSE AGREEMENT

This **LEAVE AND LICENSE AGREEMENT** is made and executed at Pune on this 06th day of December in the year 2021.

BETWEEN

MR. KANIFNATH PARAJI CHNGULPAI

Age- 68 Years, Occupation- Business

PAN No.- AALPC 3817A

R/at -sr No. 230/A/3/2/8, Sai Chaya,

opp. Gangapuram society, Vimannagar, Pune - 411014.

(LICENSOR)

Hereinafter referred to as, "**THE LICENSOR**",

(Which Expression unless repugnant to the context or meaning thereof be deemed to mean and include her heirs. executors, administrators, administrators assigns and successors) Party of the **First part**.

AND

KANIFNATH P CHANGULPAI EDUCATION AND SOCIAL FOUNDATION

Add. Saichaya, Vimannagar, Pune 411014

Through its Secretary.

MRS. VIMAL KANIFNATH CHANGULPAI

Age- 65 Years, Occupation- Business

PAN No.-

R/at - Add. Saichaya, Vimannagar, Pune 411014

(LICENSEE)

Hereinafter referred to as, "**THE LICENSEE**"

(Which expression unless repugnant to the context or meaning



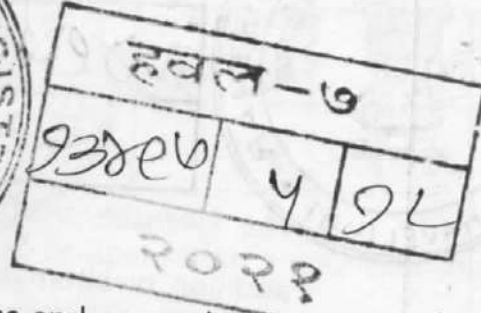
हवेली-७		2
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And whereas, the Licensor is the absolute owner of premises bearing **Survey No. 40 Hissa No. 4/39 adm. area 452.13 sq.mtrs., land with building adm. area. 10,000 sq. ft. at Village Wadgaon Sheri, Tal. Haveli, Dist. Pune** And also within the Jurisdiction of Sub – Registrar Haveli No. 1 to 27, Pune and Jurisdiction of Pune Municipal Corporation, (**hereinafter referred to as "Said Primises"**)

And whereas, the licensee being a need of a Shop for his **School purpose** approached to licensor and requested him to permit to use the said premises on temporarily basis for a period of **60 months** on a **Leave and License basis** and the Licensor has agreed to grant leave and license to the Licensee to occupy and use the said premise property on the following terms and conditions agreed by and between the parties hereto.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

- 1) The Licensor hereby grants leave and license to the Licensee to occupy and use the said premises for temporarily Commercial use for the Period of **36 months**, commencing from **06/12/2021 to 05/12/2026** for the use of **School Purpose**. This writing shall never be construed as the tenancy or lease not otherwise creating any other charges, claim or interest in respect of the said premises in favour of Licensee which is not all the intention but merely a agreement to allow the Licensee to use the said premises along with fixtures and fittings on License basis.
- 2) The Licensee shall pay to the Licensor a sum of **Rs. 40,000/- (Rs. Forty Thousand Only)** per month the compensation for the use and occupation as License fee or compensation and which is to be paid in



- 3) All the municipal Taxes and other taxes and cesses levies in respect of the said premises will be paid by the Licensor as a owner. And also the electric Charges, Society Charges and other charges as actual of the said premises will be paid by the Licensee to the authority concerned or to the Licensor and the Licensor will not be responsible for the same. And while residing in the said premises, the licensee shall abide by the rules and regulations of the concerned society (If any).
- 4) The said premises will be used only for lawful **School purpose** and not for other purpose or illegal business. The said premises have normal electric fittings and fixtures.
- 5) The said premises is given to the Licensee on personal basis and Licensee will not be entitled to transfer the benefit of this agreement to anybody else or will not be entitled to allow anybody else to occupy the premises or any part thereof. Nothing in this agreement shall deem to grant a lease and the Licensee agrees and undertakes that no such contention shall be taken up by the Licensee at any time.
- 6) The Licensee shall not be deemed to be in the exclusive occupation of the said premises and the Licensor will have the rights to enter upon the said premises at any time during the working hours to inspect the premises.
- 7) The Licensee shall maintain the said premises in good condition and will not cause any damages thereto. If any damages are caused to the premises or any part thereof by the Licensee or his employees, servants or agents the same will be made good by the Licensee.



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- 8) The Licensee shall not carry out any work of structural repairs or addition or alternation to the said premises. If the Licensee desires to have any additional fitting and fixtures the Licensee shall obtain written consent from the licensor and do so at his own cost and in compliance with the rules. The Licensee shall remove such fitting and fixtures on the termination of License failing which they shall be deemed to be the property of the Licensor. The Licensee shall not cause any nuisance or annoyance to the people in the neighborhood or not to store any hazardous goods in the said premises.
- 9) On the expiration of the said terms or period of the license or earlier termination thereof, the Licensee shall handover the vacant and peaceful possession of the said premises to the Licensor in the same condition in which the said premises was exist subject to normal wear and tear.
- 10) It is agreed between the parties hereto that fixtures, fittings and this which belong to the Licensor shall continue to remain in the said premises and Licensors have permitted to the Licensee to use the same under these presents alongwith the use and occupation of the said premises and Licensee hereby agrees that he shall take all reasonable care of the fitting, fixtures articles and things and Licensee hereby agrees fully and effectively indemnify the Licensor from or against any loss or damage to the same. In case of losses which may sustained by the Licensors on account of improper or negligent use of by the Licensee of the said premises and I such even the losses/damages shall be ascertained by the Licensor shall be final and conclusive and such losses, if any shall be made good by the Licensee. The Licensee shall not do or suffer to be done anything which may invalidate the insurance of the said building in which the license



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- 11) That if the licensee fails to pay the said compensation amount for any month to the Licensor by the date provided hereinabove otherwise to observe and perform the conditions of the agreement or discontinue his service with the licensee then the licensor shall have full rights to enter the premises and to terminate this agreement by giving one month notice and on expiry of the notice period the Licensee shall remove his belongings and premises use of the said premises and fitting and other paraphernalia lying therein.
- 12) If either of the party want to vacant they should give the other party four months rent from the date of handing over a peaceful possession.
- 13) On the expiry of the said **60 months** period of this agreement or in case before the expiry period, the licensee shall forthwith handover vacant and peaceful possession of the licensed premises to the licensor. If the licensee fails to handover vacant and peaceful possession of the license premises after the expiry of these agreement the Licensor shall take necessary action as available U/s 13-A, 201 Bombay Rent Act (1989) and Licensee will pay double License fee per month till the Licensee vacates under section 13-A(2) of Maharashtra Act No. XVIII of 1987 as extended the Licensee shall not take any defense before the said competent authority in a proceedings filed against him by the Licensor.
- 14) In view of the amended provisions of the Bombay Rent Act (as amended) by Maharashtra Act No. XVIII of 1987 the Licensor is giving the said premises on the license basis, and Licensee hereby assures guarantees and agreeing that...



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- b) That the Licensee shall not claim any demise or tenancy rights nor any rights other than those specifically mentioned herein and that this agreement merely gives the right to the Licensee to use the said premises on leave and license basis.
- c) That the of Licensee shall give quite vacant and peaceful possession of the said premises together with the fixture, fittings lying thereon as it is which was handed over at the time of starting period of these agreement.
- 15) The licensee agreed to submit the necessary police verification from the police station within the 15 days from the date of signing this agreement, failing which this leave and license agreement can be revoked by the Licensor, forthwith, in writing. In such case the Licensee agrees to vacate the premises within 90 days from the day of revocation of the agreement.
- 16) The Licensee agrees to ensure that no individual will be honored in the premises without valid Police Verification from the concerned Police Station. Licensee will be wholly responsible for the breach of the clauses, if any. If such an instance is brought to the notice by the Licensor, by the Police Authorities or the residents of said building, the same will be construed as breach of agreement and licensor can revoke the agreement forthwith.
- 17) The Licensor shall retain original set of keys for this periodical inspection of the premises with consent of the Licensee and Licensee is not permitted to change the locks of the main door. The original agreement remains with the Licensor and duly Xerox copy with the Licensee



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IN WITNESSES WHEREOF, The parties have signed on the present deed of this 06th day of December, 2021.



V-K Changulpai

**KANIFNATH P CHANGULPAI EDUCATION
AND SOCIAL FOUNDATION**

Through its Secretary.

MRS. VIMAL KANIFNATH CHANGULPAI

(Licensee)



K.P. Paraji

MR. KANIFNATH PARAJI CHNGULPAI

(Licensor)



WITNESSES :

1. Sign.

Baba Kardibe

Name : Baba Sahab Kardibe

Address : Ganesh Nagar wadgaon Shen
Pune 411014

2) Sachin
sachin sirsat
Kharadi Pune 14.

Property Tax Paid Details

Property Type* Section ID* Peth ID* Account No*
 P-Peth G 22 08071000

Submit

Clear

Your Property Id is: P/6/22/08071000

Eg: P/09/00662009

Property Owner Details

Name SHRI KANIOHNATH PARAJI CHANGULBHAI
 Ward Vadgaonsheri
 Address H.NO.FACTORY/110, SR. NO. 40/4/39 WADGAONSHERI, PUNE 14
 First Owner KANIOHNATH PARAJI CHANGULBHAI
 Second Owner KANIOHNATH PARAJI CHANGULBHAI
 Property Description H.NO.FACTORY/110 SR.NO. 40/4/39 WADGAONSHERI, PUNE 14.

Annual Retable Value

Resident	Non Resident	General Exemption	Open Plot	Total
120100	23300	0	0	143400

Property Paid Details

Year	Receipt Amount	Pay Mode	Challan No	Transaction Date	Status
2003_2	69,619.00	CHEQUE	070407-1901-0006	07-Apr-2007	
2004_1	34,809.00	CHEQUE	070407-1901-0006	07-Apr-2007	
2004_2	34,810.00	CHEQUE	070407-1901-0006	07-Apr-2007	
2005_1	14,921.00	CHEQUE	070407-1901-0006	07-Apr-2007	
2005_1	27,349.00	CHEQUE	081124-1905-0039	24-Nov-2008	
2005_2	42,270.00	CHEQUE	081124-1905-0039	24-Nov-2008	
2006_1	34,810.00	CHEQUE	081124-1905-0039	24-Nov-2008	
2006_2	38,769.00	CHEQUE	081124-1905-0039	24-Nov-2008	
2007_1	34,812.00	CHEQUE	081124-1905-0039	24-Nov-2008	
2007_2	38,702.00	CHEQUE	081124-1905-0040	24-Nov-2008	
2008_1	34,811.00	CHEQUE	081124-1905-0040	24-Nov-2008	
2008_2	34,808.00	CHEQUE	081124-1905-0040	24-Nov-2008	
2008_2	3,895.00	CHEQUE	100113-1905-0006	13-Jan-2010	
2009_1	34,811.00	CHEQUE	100113-1905-0006	13-Jan-2010	
2009_2	36,439.00	CHEQUE	100113-1905-0006	13-Jan-2010	
2009_2	2,264.00	CHEQUE	110331-1910-0032	31-Mar-2011	
2010_1	45,245.00	CHEQUE	110331-1910-0032	31-Mar-2011	
2010_2	41,551.00	CHEQUE	110331-1910-0032	31-Mar-2011	
2011_1	45,724.00	CHEQUE	120227-1910-0005	27-Feb-2012	Received
2011_2	38,066.00	CHEQUE	120227-1910-0005	27-Feb-2012	Received
2011_2	2,827.00	CHEQUE	130530-2807-0013	30-May-2013	Received
2012_1	48,239.00	CHEQUE	130530-2807-0013	30-May-2013	Received
2012_2	42,941.00	CHEQUE	130530-2807-0013	30-May-2013	Received
2013_0	347,290.00	CHEQUE	130712-1910-0024	12-Jul-2013	Received
2013_1	42,164.00	CHEQUE	130530-2807-0013	30-May-2013	Received
2013_2	37,417.00	CHEQUE	130530-2807-0013	30-May-2013	Received
2013_2	4,745.00	CHEQUE	130712-1910-0024	12-Jul-2013	Received
2014_1	70,006.00	CHEQUE	140603-1911-0038	03-Jun-2014	Received
2014_2	70,002.00	CHEQUE	140603-1911-0038	03-Jun-2014	Received
2015_1	76,437.00	CHEQUE	160316-1911-0003	16-Mar-2016	Received
2015_2	81,132.00	CHEQUE	160316-1911-0003	16-Mar-2016	Received
2016_1	75,354.00	CASH	161111-3505-0063	11-Nov-2016	
2016_2	77,262.00	CASH	161111-3505-0063	11-Nov-2016	
2017_1	76,908.00	CHEQUE	180222-1951-0028	22-Feb-2018	Received
2017_2	76,730.00	CHEQUE	180222-1951-0028	22-Feb-2018	Received
2017_2	3,346.00	CASH	180323-1951-0001	23-Mar-2018	
Grand Total	1,821,285.00				

[Click Here to View Property Dues Details](#)



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/37813/00604

To

विमल कानिफनाथ चांगुल्पाई

Vimal Kanifnath Changulpai

230 Vimalnagar, Mangapuram, sai chayya bungalow

Surat City

Gujarat

Maharashtra 4014

21/11/2013

सत्यमेव जयते

REGISTRAR

Ref: 117 / 10 / HAVELI / 487285 / P

HAVELI

SH648500364FT

Barcode

QR Code

हवल-७			
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2028			

आपला आधार क्रमांक / Your Aadhaar No. :

6006 3077 7917

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

विमल कानिफनाथ चांगुल्पाई

Vimal Kanifnath Changulpai

जन्म तारीख / DOB : 01/01/1959

स्त्री / Female



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AALPC3818R



नाम / NAME

VIMAL KANIFNATH CHANGULPAI

पिता का नाम / FATHER'S NAME

GOPINATH KRISHNAJI RASHINKAR

जन्म तिथि / DATE OF BIRTH

09-05-1958

हस्ताक्षर / SIGNATURE

V-K-Changulpa

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune



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हवल-७	
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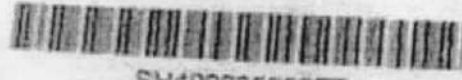


भारत सरकार
 Ministry of Identification & Authentication
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/37813/00805

To
 कनिष्कनाथ पारजी चांगुलपाई
 Kaninath Paraji Changulpai
 232A/3/218 opposite panhapuram, sai chavysa banglow
 vaman nagar
 Pune City
 Dularhane Pune City Pune
 Maharashtra 411014

Ref: 14 / 173 / 27256 / 27930 / P



SH409335033FT



आपला आधार क्रमांक / Your Aadhaar No. :

8617 0099 3951

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India



कनिष्कनाथ पारजी चांगुलपाई
 Kaninath Paraji Changulpai
 जन्म तारीख / DOB : 01/01/1949
 पुरुष / Male



0-1555
30-09-1947



सायबर विभाग
NO METAL DEPARTMENT
KANFNATH PATAJI CHANGILPAI
PATAJI DAGADI CHANGILPAI

भारत सरकार
GOVT. OF INDIA

07/01/1947
Pass Book Account Number
AA1PC3517A

K. S. ...
Signature



हवल-७
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CHALLAN
MTR Form Number-6



IN MH009739417202122E	BARCODE	Date 06/12/2021-16:43:08	Form ID 36A
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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 HVL7_HAVELI 7 JOINT SUB REGISTRAR		Full Name	KANIFNATH PARAJI CHANGULPAI		
Location PUNE		Flat/Block No.	Sr No 40 Hissa No 4/39		
Period 2021-2022 One Time		Premises/Building	Wadgaon Sheri		
Account Head Details		Amount In Rs.	Road/Street		
0046401 Stamp Duty		6000.00	Area/Locality Pune		
0063301 Registration Fee		1000.00	Town/City/District		
		PIN	4	1	1 0 1 4
		Remarks (If Any)	SecondPartyName=KANIFNATH P CHANGULPAI EDUCATION AND SOCIAL FOUNDATION~		
		Amount In	Seven Thousand Rupees Only		
		Words	7,000.00		

Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572021120626433	IK0BKHXVLO
Cheque/DD No.		Bank Date	RBI Date	06/12/2021-16:24:44	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9822530473
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only and not valid for unregistered document.
 हे चालन केवल दखान निसंधक कार्यालय में गणना के लिये ही वैध है। नोटणी व कमांडाच्या दफ्तारासाठी सदर चालन लागू

Challan Defaced Details					
No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-7-13497	0004617519202122	06/12/2021-17:28:52	IGR014	1000.00
2	(IS)-7-13497	0004617519202122	06/12/2021-17:28:52	IGR014	6000.00
Total Defacement Amount					7,000.00



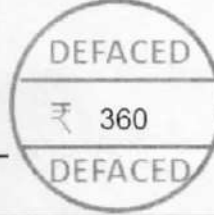
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0612202115155

Receipt Date 06/12/2021

Received from Kanifnath Changulpai, Mobile number 9923977799, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 13497 dated 06/12/2021 at the Sub Registrar office Joint S.R. Haveli 7 of the District Pune.



Payment Details

Bank Name SBIN

Payment Date 06/12/2021

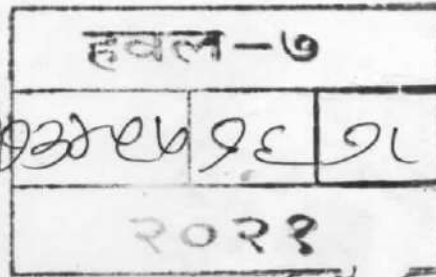
Bank CIN 10004152021120610106

REF No. IGAMOKFAH5

Deface No 0612202115155D

Deface Date 06/12/2021

This is computer generated receipt, hence no signature is required.



13497

मंगवार, 06 डिसेंबर 2021 5:29 म.नं.

दस्त गोपवारा भाग-1

हवल7

दस्त क्रमांक: 13497/2021

90192

दस्त क्रमांक: हवल7 /13497/2021

वाजारा मूल्य: रु. 00/-

मोबदला: रु. 40,000/-

परलेले मुद्रांक शुल्क: रु.6,000/-

नि. मह. दु. नि. हवल7 यांचे कार्यालयान

क्र. 13497 वर दि.06-12-2021

राजी 5:27 म.नं. वा. हजर केला.

पावती:14781

पावती दिनांक: 06/12/2021

मादरकरणाचे नाव: कानिफनाथ पराजी चांगुलपाई - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

K.P.S.

दस्त हजर करणाऱ्याची मही:

एकूण: 1360.00

K

मह दुय्यम निबंधक, हवेली-7

K

मह दुय्यम निबंधक, हवेली-7

दस्ताचा प्रकार: 36-अ-निव्व अँड लायसन्सेस

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.

जिल्हा क्र. 1 06 / 12 / 2021 05 : 27 : 48 PM ची वेळ: (मादरीकरण)

जिल्हा क्र. 2 06 / 12 / 2021 05 : 28 : 53 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास जोडलेली एक कागदपत्रे ही अस्मल व खरी असून ती खोटी व सनावट आहळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.

लिहून घेणार

K.P.S.

लिहून देणार

V-K.Changulpa





6/12/2021 5 30:57 PM

दस्त गोपबारा भाग-2

हवल 7

दस्त क्रमांक:13497/2021

9496

दस्त क्रमांक :हवल7/13497/2021

दस्ताचा प्रकार :-36-अ-लिव्ह अँड लायमन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:कानिफनाथ पराजी चांगुलपाई - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई द्याया, विमान नगर, पुणे, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	लायसेन्स वय :-68 स्वाक्षरी:- V.K.S.		
2	नाव:कानिफनाथ पी. चांगुलपाई इन्डुकेशन अण्ड मोशन फांऊंडेशन नर्फे विमल कानिफनाथ चांगुलपाई पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई द्याया, विमाननगर, पुणे, प्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	लायसेन्सी वय :- स्वाक्षरी:- V.K.Changulpa		

दस्तऐवज करून देणार नथाकथीत 36-अ-लिव्ह अँड लायमन्सेस चा दस्त ऐवज करून दिल्याचे कवुल करतात.
क्रा क्र.3 ची वेळ:06 / 12 / 2021 05 : 30 : 24 PM

दस्तऐवज:-
दर इमम दुय्यम निवडक बांध्या ओळखीचे अमुन दस्तऐवज करून देणा-वानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:कानिफनाथ पराजी - - वय:44 पत्ता:रा. चडगाव शेरी, पुणे पिन कोड:411014	स्वाक्षरी 	

दस्ता क्र.4 ची वेळ:06 / 12 / 2021 05 : 30 : 55 PM

दस्तऐवज:-
दर दुय्यम निवडक, संकरी-7

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KANIFNATH PARAJI CHANGULPAI	eChallan	00040572021120626433	MH009739417202122E	6000.00	SD	0004617519202122	06/12/2021
2	KANIFNATH PARAJI CHANGULPAI	eChallan		MH009739417202122E	1000	RF	0004617519202122	06/12/2021
3		DHC		0612202115155	360	RF	0612202115155D	06/12/2021

[D:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Know Your Rights as Registrants

Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

Get print immediately after registration.

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

प्रमाणित करण्यात येते की,

या दस्तऐवजात एकूण 7 पृष्ठे आहेत

पहिले नंबराचे पुस्तकाचे

नंबरी नोंदला.

13497 /2021



93096



CHALLAN
MTR Form Number-6

New



GRN	MH002694637202425P	BARCODE			Date	28/05/2024-19:08:35		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	HVL7_HAVELI 7 JOINT SUB REGISTRAR			Full Name	KANIFNATH P CHANGULPAI EDUCATION						
Location	PUNE				Through its Secretary VIMAL CHANGULPAI						
Year	2024-2025 One Time			Flat/Block No.	SR NO 40/4/39						
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty	4125.00		Road/Street	VADGAONSHERI						
0030063301	Registration Fee	1000.00		Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	1	0	1	4
				Remarks (If Any)	SecondPartyName=KANIFNATH PARAJI CHANGULPAI-						
				Amount In	Five Thousand One Hundred Twenty Five Rupees Only						
Total		5,125.00		Words							
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502024052808506		1908708602738			
Cheque/DD No.				Bank Date	RBI Date	28/05/2024-19:08:50		Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 8625979999

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0524284822434

Date 28/05/2024

Received from KANIFNATH P CHANGULPAI EDUCATION Through its Secretary VIMAL K CHANGULPAI, Mobile number 8625979999, an amount of Rs.300/-, towards Document Handling Charges for the Leave and License in the Sub Registrar office Joint S.R. Haveli 17 of the District Pune.

Payment Details

Bank Name SBIN

Date 28/05/2024

Bank CIN 10004152024052820849

REF No. 451529387336

This is computer generated receipt, hence no signature is required.

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4125.00/-	MH002694637202425P	28/05/2024
Registration Fee	Rs. 1000/-	MH002694637202425P	28/05/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on at PUNE

Between,

1) **Name:** Mr. Changulpai Kanifnath Paraji, Age : About 68 Years, Occupation : Business, PAN: AALPC3817A, Aadhaar: Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Sai Chaya, Opp. Gangapuram Society, Vimannagar, Road:S.No. 230/A/3/2/8, PUNE, Pune, Maharashtra, 411014 HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mrs./Shrimati/Miss. Mrs Kanifnath p changulpai education And social foundationthrough its secretary Mrs. vimal kanifnath changulpai, Age : About 68 Years, Occupation : Business, PAN: AALPC3818R, Aadhaar: Residing at: Floor No:S.No. 230/A/3/2/8, Block Sector:Vimannagar, Road:Sai Chaya, Pune, Pune, Maharashtra, 411014 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 her Commercial 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 28/05/2024 and ending on 27/05/2029, 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 her aforesaid Commercial 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 28/05/2024 and ending on 27/05/2029

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 25000(Twenty-Five Thousand Only) per month towards the compensation and Rs. 300000(Three Lakh Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 300000/- (Three Lakh Only).

4) Maintenance Charges: That the all outgoing including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

5) Maintenance Charges: That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoing including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

6) 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.

7) Use: That the Licensed premises shall only be used by the Licensee for Commercial 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 .

8) 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.

9) 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.

10) 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.

11) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

12) 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.

13) 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 her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself and / or her 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 her belongings from the Licensed premises, without recourse to the Court of Law.

14) Miscellaneous: and whereas the said premises is already used for school and ready for occupation and whereas a lessee being in need of said premises for their school purpose use approached and requested the lessor to grant lease in its favour in respect of the said premises

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

SCHEDULE I

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

All that constructed portion being Commercial unit bearing Land+Building/Shed No. SR. NO. 40/4/39 , Built-up :452.13 Square Meter, situated on the Floor of a Building known as ' ANJALI ENGLISH SCHOOL ' standing on the plot of land bearing Survey Number :40 ,Road: VADGAONSHERI , Location: VADGAONSHERI , of Village: Vadgaon sheri ,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.

[Back](#)

बद



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- बडगाव शेरी (९४४९२५)

तालुका :- हवेली

जिल्हा :- पुणे



PJ-D : 37234461037

भुमापन क्रमांक व उपविभाग ४०/४/३९

37234461037

भुधारणा पद्धती भोगवटादार वर्ग - १		शेताचे स्थानीक नाव :					
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२७८९	कानिफनाथ पाराजी चांगुलपै	०.०४.६५	०.०५		(४९८९)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत	०.०४.६५						इतर
बागायत	-						म.ना.क.ज.धारणा १९७६ बंधनास पात्र (४९८९)
एकुण							प्रलंबित फेरफार : नाही.
ला.यो. क्षेत्र	०.०४.६५						
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							शेवटचा फेरफार क्रमांक : २०२९३ व दिनांक : २६/०५/२०१८
वर्ग (अ)	-						
वर्ग (ब)	-						
एकुण							
पो.ख.क्षेत्र	०.००.००						
एकुण क्षेत्र (अ+ब)	०.०४.६५						
आकारणी	०.०५						
जुडी किया आकारणी	विशेष						
जुने फेरफार क्र : (१९४०४) (२०२९३)							सीमा आणि भुमापन चिन्हे :

सदर सर्व्हे हा नगर भुमापन हद्दीत आहे.



हा गाव नमुना क्रमांक ७ दिनांक २३/०६/२०१९-०२:४२:४९ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अनिलेखापर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : २७/०५/२०२४ : २५:२७:०९ PM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/disk/> या संकेत स्थळावर जाऊन 2507100001080098 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वडगाव शेरी (१४४१२५)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग

४०/४/३९

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.ची.मी	हे.आर.ची.मी			हे.आर.ची.मी	
२०१५-१६	खरीप					०.०		कारखाना	०.०४६५	
२०१६-१७	खरीप					०.०		कारखाना	०.०४६५	
२०१७-१८	खरीप					०.०		कारखाना	०.०४६५	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वडगाव शेरी (९४४१२५)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग

४०/४/३९

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.घौ.मी	हे.आर.घौ.मी			हे.आर.घौ.मी	
२०१५-१६	खरीप					०.०		कारखाना	०.०४६५	
२०१६-१७	खरीप					०.०		कारखाना	०.०४६५	
२०१७-१८	खरीप					०.०		कारखाना	०.०४६५	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



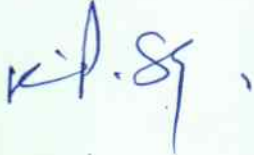
to natural wear and tear due to ordinary use and lapse of time.

18. The Lessee shall pay monthly maintenance charges on actual on pro rata basis on the area occupied by them.
19. The Lessor and Lessee shall bear the registration cost of the Lease Deed equally.

SCHEDULE 'A' OF THE PROPERTY

Survey No. 40, Hissa No. 4/39, admeasuring area 452.13 sq.mtr. land with building admeasuring area 10,000 sq.ft. at village Wadgaon Sheri, Tal- Haveli, Dist- Pune and also within the jurisdiction of Sub-Registrar Haveli and local limits of Pune Municipal Corporation.

In WITNESS whereof the Parties hereto have hereunto set their hands in full agreement of the terms and conditions set forth herein above the day and year herein before first mentioned.

Photo	Thumb Impression	Sign and Name
		 MR. KANIFNATH PARAJI CHANGULPAI

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AALPC3318R



नाम / NAME

VIMAL KANIFNATH CHANGULPAI

पिता का नाम / FATHER'S NAME

GOPINATH KRISHNAJI RASHINKAR

जन्म तिथि / DATE OF BIRTH

09-05-1958

हस्ताक्षर / SIGNATURE

V.K. Changulpai
Commissioner of the Andhra Pradesh

सदरतः आदेश-1, पुणे
Commissioner of Income-tax I, Pune

V. K. Changulpai

V. K. Changulpai

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्रधिकारी को सूचित / बापस कर दें
आयकर आधुनिक 1 पुणे,
"प्राप्तिकर सदन" (संलग्न भवन),
60/61, एरंडवणे, कर्वे रोड,
पुणे - 411 004.

In case this card is lost/ found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax - I Pune,
"Praptikar Sadan" (Annexe Building),
60/61, Erandwane, Karve Road,

आयकर विभाग
INCOME TAX DEPARTMENT
KANIFNATH PARAJI CHANGULPAI

भारत सरकार
GOVT. OF INDIA

PARAJI DAGADU CHANGULPAI

01/08/1947
Permanent Account Number
AALPC3817A

K. S.
Signature



K. S.

आयकर विभाग
INCOME TAX DEPARTMENT
KANIFNATH PARAJI CHANGULPAI

भारत सरकार
GOVT. OF INDIA

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K. S.
Signature



K. S.


 भारत सरकार
 Government of India


 कानिफनाथ पाराजी चांगुलपाई
 Kanifnath Paraji Changulpai
 जन्म तिथि/DOB: 01/08/1947
 लिंग/ GENDER: MALE

Issue Date: 24/07/2013

8617 0099 3951
 VID : 9122 8699 5021 5380
 भारत आधार नैरी पहचान


 भारतीय विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 230/A/3/2/8, गंगापूरम समीर, साई चय्या बुनाबोव, विमान
 नगर, पुणे शहर, पुणे,
 महाराष्ट्र - 411014

Address:
 230/A/3/2/8, opposite gangapuram ,sai
 chayya bungalow, viman nagar, Pune City,
 Pune,
 Maharashtra - 411014



8617 0099 3951
 VID : 9122 8699 5021 5380

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क.स.