2/20167

Friday, December 10, 2021 11:46 AM पावनी

Original/Duplicate नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 20806

दिनांक: 10/12/2021

गावाचे नाव: कोंडवा खुर्द

दस्तऐवजाचा अनुक्रमांकः हवल2-20167-2021

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: सेंन्ट्रल एज्युकेशनल ॲंन्ड चॅरीटेवल ट्रस्ट तर्फे प्रेसिडेन्ट शाहीद अहमद गाजी मोहम्मद खान पटेल

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 25 ₹, 30000.00

₮. 500.00

ा नंबर गाव

एकुण:

₹. 30500.00

00.00 3.80

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:06 PM ह्या बेळेस मिळेल. मह दुख्यम स्थिते, हवेली-2

बाजार मुल्य: रु.9975000 /-सोबदला रु.1089000/-सरलेले मुद्रांक शुल्क : रु. 498800/-

हवला क्र.

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

कडी/धनादेश/पे ऑर्डर क्रमांक: 0212202109927 दिनांक: 10/12/2021

बॅडेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan रक्कम: रु.30000/-

चीडी/धनादेश/पे ऑर्डर क्रमांक: MH009588561202122E दिनांक: 10/12/2021

बनेचे नाव व पत्ता:

मुळ दस्तऐकः, निळाला.

सह. दुय्यम निगंधक (वर्ग-२ हवेली क्र.-२, पुणे.

न

ब्लॉक

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HAVEL THE BEAL

मी नकल वाचली मी रुजुवात घेतली

अस्सलबर हुकुम नक्कल

यांना दिली.
विनांक १७ / १२ /२० २०१



10/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 2

दस्त क्रमांक : 20167/2021

नोदंणी : Regn:63m

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| गावाचे | नाव: | कोंढव | ा खदे | | | |

(1)विलेखाचा प्रकार

लीजडीड

(2)मोबदला

1089000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते

9975000

नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे कोंढवा खुर्द येथील सर्व्हें नंबर 62 हिस्सा नंबर 4/17 यांसी एकुण क्षेत्र 00 हे 04 आर पैकी 00 हे 02.37 आर मिळकत हा या दस्ताचा मुख्य विषय आहे तसेच गाव मौजे कोंढवा खुर्द येथील सर्व्हें नंबर 62 हिस्सा नंबर 4/16/15 यांसी एकुण क्षेत्र 00 हे 04 आर या मिळकतीवर बांधलेल्या पटेल कलासीक (सिधीक्यु बिल्डींग) इमारतीमधील तळमजल्यावरील फ्लॅट नंबर 1 यांसी क्षेत्र 1833.80 चौरस फुट बिल्टअप + गार्डन 1408 चौरस फुट व तळमजल्यावरील सदिनका यांसी क्षेत्र 1200 चौ.फुट म्हणजेच 111.52 चौ.मी बिल्टअप ही मिळकत हा या दस्ताचा मुख्य विषय आहे((Survey Number : 62/4/17;))

(5) क्षेत्रफळ

1) 0.0538 हेक्टर . आर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव र्किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-सेंन्ट्रल एज्युकेशनल ॲन्ड चॅरीटेबल ट्रस्ट तर्फे प्रेसिडेन्ट शाहीद अहमद गाजी मोहम्मद खान पटेल - -वय:-33; पत्ता:-फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कोंडवा खुर्द पुणे , महाराष्ट्र, पुणे. पिन कोड:-411048 पॅन नं:-

2): नाव:-सेंन्ट्रल एज्युकेशनल ॲन्ड चॅरीटेबल ट्रस्ट तर्फे खिजनदार काझी शाकीरउददीन जहीरोद्दीन शेख - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कोंढवा खुर्द पुणे , महाराष्ट्र, PUNE. पिन कोड:-411048 पॅन नं:-

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-शाहीद अहमद गाजी मोहम्मद खान पटेल वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स नं 62, साईबाबा नगर, लेन नं 9 कोंढवा खुर्द पुणे 48, महाराष्ट्र, पुणे. पिन कोड:-411048 पॅन नं:-CASPP4614F

असल्यास,प्रातवादच नाव व पत्ता (9) दस्तऐवज करुन दिल्याचा दिनांक

02/12/2021

(10)दस्त नोंदणी केल्याचा दिनांक

10/12/2021

(11)अनुक्रमांक,खंड व पृष्ठ

20167/2021

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

498800

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नकल वाचली मी रुजुवात घेतली

अस्सलबर हुकुम नक्कल





GRN:

(iS)-2-20167

MH009588561202122E Amount: 5,28,800.00

CHALLAN MTR Form Number-6



| - | MH009588561202122E | BARCODE | | | D: | ate 02/12/2021-16 | 3:36:2 | 5 Fo | rm IC | 3 | 86 |
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| Department Inspector General Of Registration | | | | Payer Details | | | | | | | |
| Stamp Duty Type of Payment Registration Fee | | | TAX ID | TAN (If Any |) | | | | | | |
| | | | PAN No. | (If Applicable | AACTC0022C | | | | | | |
| Office Name HVL12_HAVELI 12 JOINT SUB REGISTRAR | | | Full Nan | ne | CENTRAL EDUCATIONAL AND CHARITAB | | | | | | |
| | | | | | | TRUST | | | | 5 011 | radina. |
| Loca | etion PUNE | | | | | 111001 | | | | | |
| Year 2021-2022 One Time | | | | Flat/Block No. | | S NO 62 | | | | | |
| | Account Head Deta | ails | Amount In Rs | . Premises | s/Building | 0.110.02 | | | | | |
| 030 | 046401 Stamp Duty | | 498800.0 | | | | | | | | |
| 030 | 063301 Registration Fee | | 30000.0 | O Area/Loc | ality | KONDHWA KHILI | 3D DI | 14.15 | | | |
| | | | | Town/City | | KONDHWA KHURD PUNE | | | | | |
| | f . | | | PIN | | | 4 | 1 | 1 | 0 | 4 8 |
| | | | . 1 T | Remarks | (If Any) | | | | | | 4 0 |
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| DEFACED | | | PAN2=CASPP4614F~SecondPartyName=SHAHID AHMED GHAZI MOHAMMED KHAN PATEL~ | | | | | | | | |
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| - | 0000.00 | | | | | | | | | | |
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| 1 | FACED | | | Amount In | Five Lakh | Twenty Eight Thou | sand | Fight | Huno | red Di | IDO |
| 5,28,800.00 | | | | Words | es Only | , - 9 | Julia | Ligiti | riunc | ilea Ki | ipe |
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| Cheque-DD Details | | | | Bank CIN | Bank CIN Ref. No. 69103332021120216870 2716246020 | | | | | | |
| heque/DD No. | | | | | | | 0 27 | 16246 | 020 | | |
| ime of Bank | | | Bank Date | RBI Date | 02/12/2021-16:38:55 03/12/2021 | | | | | | |
| arme of Branch | | | Bank-Branch | | IDBI BANK | | | | | | |
| | | | | | 100 , 03/12/2021 | | | | | | |
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Bank: IDBI BANK

10/12/2021-11:46:13

Total Defacement Amount

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Date:

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02/12/2021-16:36:25

498800.00

5,28,800.00

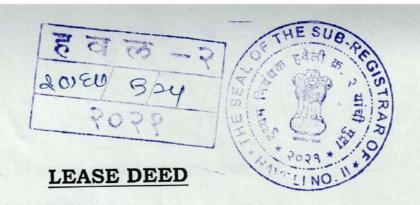
MIK FORM NUMBER-6 GRN MH009588561202122E BARCODE Date 02/12/2021-16:36:25 Form ID Department Inspector General Of Registration **Payer Details** Stamp Duty TAX ID / TAN (If Any) Type of Payment Registration Fee PAN No.(If Applicable) AACTC0022C Office Name HVL12_HAVELI 12 JOINT SUB REGISTRAR **Full Name** CENTRAL EDUCATIONAL AND CHARITABLE TRUST Location PUNE Year 2021-2022 One Time Flat/Block No. S NO 62 **Account Head Details** Amount In Rs. Premises/Building 0030046401 Stamp Duty 498800.00 Road/Street 0030063301 Registration Fee 30000.00 Area/Locality KONDHWA KHURD PUNE Town/City/District PIN 4 8 Remarks (If Any) PAN2=CASPP4614F~SecondP **GHAZI** MOHAMMED KHAN Total 5,28,800.00 Words es Only ayment Details **IDBI BANK** FOR USE IN RECEIVING BANK Cheque-DD Details Bank CIN Ref. No. 69103332021120216870 2716246020 Cheque/DD No. Bank Date **RBI** Date 02/12/2021-16:38:55 Not Verified with RBI lame of Bank Bank-Branch IDBI BANK ame of Branch Scroll No., Date Not Verified with Scroll TE:- This Mohile No . 8411851122 Department of Stamp & Registration, Maharashtra चतन चलन लाग Receipt of Document Handling Charges PRN 0212202109927 Date 02/12/2021 Received from CENTRAL EDUCATIONAL AND CHARITABLE TRUST, Mobile number 8411851122, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 12 of the District Pune. **Payment Details** Bank Name Date 02/12/2021

REF No.

2728600948

Bank CIN

10004152021120208737



This Lease Deed with effect 2nd day of December 2021 entered

BETWEEN

MR. SHAHID AHMED GHAZI MOHAMMED KHAN PATEL

Aged: - 33 Years, Occ: - Business

Residing at:-S.No. 62, Sai Baba Nagar,

Lane No. 9, Kondhwa Khurd, Pune 411048.

PAN NO.CASPP4614F

AADHAAR NO.5843 9796 6715.

Hereinafter called or referred the "THE LESSOR" (Which expression shall unless repugnant to the context or meaning thereof includes his heirs, executors, administrators and assign)

......PARTY OF THE FIRST PART

AND

1. CENTRAL EDUCATIONAL & CHARITABLE TRUST

THROUGH IT'S PRESIDENT

MR. SHAHID AHMED GHAZI MOHAMMED KHAN PATEL

Aged: - 33 Years, Occ: - Business

Residing at:-S.No. 62, Sai Baba Nagar,

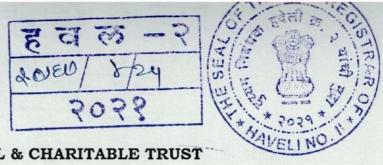
Lane No. 9, Kondhwa Khurd, Pune 411048.

PAN NO.CASPP4614F

AADHAAR NO.5843 9796 6715.

Amul





2. CENTRAL EDUCATIONAL & CHARITABLE TRUST

THROUGH IT'S TRAEASURE

MR. QUAZI SHAKIRUDDIN ZAHIRUDDIN SHAIKH

Aged: - 53 Years, Occ: - Business

Residing at :- S.No. 47, Sai Baba Nagar, Lane No. 8,

Kondhwa Khurd, Pune 411048.

PAN NO. BUXPS9378H.

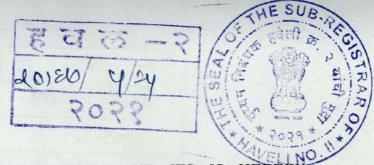
AADHAAR NO. 4921 6995 7708.

Hereinafter called or referred to as the "THE LESSEES" (Which expression shall unless repugnant to the context or meaning thereof includes theirs heirs, executors, administrators and assign)

......PARTY OF THE SECOND PART

AND WHEREAS the Lessor has agreed to grant and the Lessee has agreed to take on lease the said Land admeasuring area 1405 Sq.ft. i.e. 130.52 Sq.Mtrs bearing S.No.62/4/17 situated at Kondhwa Khurd, Pune, Flat No.4 admeasuring area 1200 Sq.ft. i.e. 111.52 Sq.Mtrs built up on the Second floor and Flat No.1 admeasuring area 1833.80 Sq.ft.built up on the Ground floor + Garden 1408 Sq.ft. in the Building Known as (Siddiqui Building) Patel Classic bearing S.No.62/4/16/15 situated at Kondhwa Khurd, Pune and within the limit of Pune Municipal corporation, Pune.

Adie -



NOW THIS INDENTURE WITHNESSETH AND ITS IS HEREBY AGREED BY AND DECLARED AS FOLLOWS:-

1. COMMENCEMENT

The Lessor hereby states and declares that he has allowed the Lessees to use the said premises with effect from 01/09/2021 and expiring on 31/08/2054 for a period of 33 years on Lease basis.

2. DAMAGE & BREAKAGE

The Lessees shall keep the said premises in good condition and if any damages breakages are caused to the said Land the Lessees shall make good the loss caused to the Lessor on account of such damages and breakages from the Security deposit held by the Lessor.

3. COMPENSATION & DEPOSIT

The Lessees shall pay the sum of Rs.30,000/-(Rupees Thirty Thousand Rupees Only) per month as and by way of monthly license fee for the said land premises on or before 5th every month to the Lessor. Every 5 years the monthly license fee will be incresed 10 %.

Coffmel Contract

Chatitan/s



4. SECURITY DEPOSIT

In consideration of the premises herein, the Lessees have paid to the Lessor a refundablesecurity deposit without any interest of the sum of Rs.90,000/- (Rs. Ninety Thousand Only) paid by Cash. At the completion of the said period of 33 years or the earlier termination of this deed for any reason whatsoever, the Lessor will refund the said sum of Rs.90,000/-(Rs. Ninety Thousand Only) to the Lessees against the Lessee handing over vacant possession of the said premises back to the Lessor subject to the realization / recovery of all the dues, due and payable amounts of damages etc. to the Lessor from the lessee from the said amount of interest free deposit.

If the Lessor does not refund the said security deposit to the Lessees, then in such event, the Lessees will be entitled to use and occupy the said premises on payment of license fee of Rs.30,000/- per month and will be liable to handover vacant possession of the said premises back to the Lessor only against the refund of the security deposit.

5. MAINTAIN THE PREMISES

The Lessees shall keep the said premises in good condition and shall not cause any nuisance and shall refrain from doing any day or night any act which might be objectionable to the owner or the neighbors in any manner and for this purpose the Lessor shall have right to enter and inspect the premises at any time proper and suitable to him.



6. TAXES, ELECTRICITY AND SOCIETY CHARGES

Gram panchayat taxes in respect to the said Premises shall be to the account and paid by the Lessor. The Electricity charges shall be borne by the Lessees. The Lessor has provided single phase light meter to the said premises.

7. PERSONAL USE

The Lessees shall not keep, permit or allow anyone else to use the said premises nor grant lease or license / sub lease / license to use and occupy or sublet nor shall transfer or assign the benefits of this deed to any person or persons in any manner.

8. LEGAL BUSINESS

The Lessee shall not carry any illegal business or activities nor shall store any prohibited articles or commodities which could cause damage to the said premises and shall observe strictly the rules and regulations of the Grampanchyat, Police Department or any other Government & Semi Government authority. The Lessees shall use the said premises for the Educational purpose and educational activities.

9. RE-ENTRY BY LESSOR

The Lessor shall have right of re-entry on breach of any of the terms and condition on the part of Lessees.

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10. RIGHT OF INSPECTION

That the Lessor and/or their respective authorized agent/s with advance intimation to the Lessees shall have the right to visit/enter the said premises for bonafide inspection purpose/s at all reasonable times, between sunrise and sunset times only.

11. BREACH OF TERMS & CONDITIONS

That in case the Lessees commits default in payment of the monthly rent payable by him as for two consecutive months or commits breach of any of the terms/ conditions/covenants of THIS LEASE DEED then subject to clauses No. 4 and without having to refer the matter to any court of law, the Lessor shall be at liberty to cancel this lease deed.

12. USE AS A LESSEE

That at all times the OWNERSHIP and LEGAL POSSESSION AND OCCUPATION of the said premises shall be that of the LESSOR only and the Lessees shall use and occupy the said premises as a lessees only and shall not claim any interest of any nature whatsoever in the said premises and that nothing in this deed shall be construed to be a demise at law in respect of the said premises or to confer the Lessees any right of tenancy/sub-tenancy/lease/sub-lessees etc. in respect of the said premises.

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13. TERMINATION

The Lease deed shall be automatically terminated immediately after 05 years and immediately after that the Lessees shall handover vacant and peaceful possession of said property to the Lessor against the refund of the security deposit by the Lessor to the Lessees.

14. NOTICE FOR TERMINATION

The Lessor and the Lessees hereby covenant with each other that either of the party of this agreement desires to terminate this agreement earlier than the date stipulated hereinabove, the desiring party shall give twelve months' notice in writing.

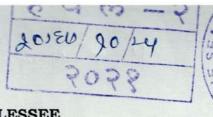
15. PEACEFUL POSSESSION ON EXPIRY

That the Lessees shall on expiry of the period of THIS AGREEMENT or on earlier revocation as herein provided, shall immediately remove himself together with all his articles/things and hand over the occupation to the Lessor peacefully and without any let/hindrance, in good order and condition (normal wear and tear expected).

16. AS IS WHERE AS BASIS

That the Lessee hereby confirm that the said premises shall be occupied by him (Lessees) ON "AS-IS-WHERE-IS" basis, and that, therefore, any relevant laws/rules to the contrary notwithstanding, he (Lessee) shall not during the period of this lease or thereafter, demand or require from the Lessor any payment of or any additions/alterations/repairs/renovations, of the said premises which if required by the Lessee, shall be carried out by the Lessee at his own cost, subject to obtaining prior written permission from the Lessor, which shall not be unreasonably withheld by the Lessor, subject to the Lessee procuring required permission from the Society and all other concerned government authorities/ institutions etc.

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17. UNDERTAKING BY THE LESSEE

That the Lessees doth hereby agree/undertake that the lessees company its members, staff, visitors shall -

- a) Take all responsible care of, all and singular the said premises and shall indemnify the Lessor from and against any damages/loss (other than by ordinary wear and tear) by reason of normal use/Occupation thereof, and he shall not do any Act or thing which may cause any harm/damage to the said premises and/or to the fixture/fittings in the said premises and shall take proper care of the same as he would take in the case of his own property and belongings and shall always keep the said premises in a clean/habitable decent/sanitary condition, free from waste/ rubbish.
- b) Not do/cause/suffer to be done any act/deem in or about the said premises which is illegal/improper/indecent/ immoral or which may expose the Lessor to any damages/loss/harm, due to any legal/ Government/society's or any action by the person/s so affected and shall not disturb/injure/damages/remove/shift/displace/ misplaced, or cause to be displaced disturbed/injured/removed/ shifted/misplaced any of the fixture/fittings provided in the portion premises.
- c) Observe all the rules/regulations now in force or as may be imposed hereafter by the concerned society/association/ Government/ municipal authorities in respect of the use/occupation of the portion from time to time by the lessees.

Assaul

Charitan/a



18. INDEMITY BY LESSEE

That the LESSEES hereby agrees to indemnify the Lessor and theirs heirs, and save them harmless from all claims/ demands/damages /actions/ cost Charges to which they may have to be held liable, by reason of any activity/ negligence/ commission/ non-performance/ non-observance of any terms/conditions of this license or otherwise howsoever by the Lessees or any one acting under him.

19. JURISDICTION

All claims and disputes arising out of the above are subject to Pune Jurisdiction only.

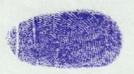
SCHEDULE

ALL THAT PIECE AND PARCEL of the Land admeasuring area1405 Sq.ft. i.e. 130.52 Sq.Mtrs bearing S.No.62/4/17 situated at Kondhwa Khurd, Pune, Flat No.4 admeasuring area 1200 Sq.ft. i.e. 111.52 Sq.Mtrs built up on the Second floor and Flat No.1 admeasuring area 1833.80 Sq.ft. built up on the Ground floor + Garden 1408 Sq.ft. in the Building Known as (Siddiqui Building) Patel Classic bearing S.No.62/4/16/15 situated at Kondhwa Khurd, Pune and within the limit of Pune Municipal corporation, Pune.



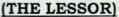
IN WITNESS HEREOF the Lesser and the Lessee have executed these presents the day, month and the year first above written.





MR. SHAHID AHMED GHAZI MOHAMMED KHAN PATEL

SIGNED, SEALED & DELIVERED by the within named







1. CENTRAL EDUCATIONAL & CHARITABLE TRUST

THROUGH IT'S PRESIDENT

MR. SHAHID AHMED GHAZI MOHAMMED KHAN PATEL





2. CENTRAL EDUCATIONAL & CHARITABLE TRUST

THROUGH IT'S TRAEASURE

MR. QUAZI SHAKIRUDDIN ZAHIRUDDIN SHAIKH

SIGNED, SEALED & DELIVERED by the within named

(THE LESSES)

WITNESSES :-

Name :- Sharad Gaitwad ?0?

Address: - Hadapsar, & yne 28.

2.

Sign







