

333/7355

पावती

Original/Duplicate

Friday, March 28, 2025

नोंदणी क्र.: 39म

11:57 AM

Regn.: 39M

पावती क्र.: 7815 दिनांक: 28/03/2025

गावाचे नाव: वाकड

दस्तऐवजाचा अनुक्रमांक: हवल15-7355-2025

दस्तऐवजाचा प्रकार : 36-अ-लिह् अॅड लायसन्सेस

सादर करणाऱ्याचे नाव: श्रद्धा सचिन बरमेचा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 1800.00

सह दुय्यम निबंधक, हवेली-15

बाजार मूल्य: रु.0/-

मोबदला रु.100000/-

भरलेले मुद्रांक शुल्क : रु. 15000/-

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0325289506768 दिनांक: 28/03/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018891293202425P दिनांक: 28/03/2025

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH018891293202425P	BARCODE			Date	28/03/2025-11:01:49		Form ID	36A	
Department Inspector General Of Registration					Payer Details					
Stamp Duty and Registration Fee together Type of Payment					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR					Full Name		DHANIRAAJ SOCIAL FOUNDATION			
Location PUNE					Flat/Block No.		WAKAD			
Year 2024-2025 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		MULSHI		
0030046401 Stamp Duty				15000.00		Area/Locality		PUNE		
0030063301 Registration Fee				1000.00		Town/City/District				
						PIN		4 1 1 0 5 7		
Remarks (If Any) SecondPartyName=SHRADHA SACHIN BARMECHA~					Amount In		Sixteen Thousand Rupees Only			
					Words					
					Total		16,000.00			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502025032801524 8287030761433	
Cheque/DD No.					Bank Date		RBI Date		28/03/2025-11:02:29 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. : 8483838729
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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-333-7355	0010363379202425	28/03/2025-11:44:22	IGR022	1000.00
2	(IS)-333-7355	0010363379202425	28/03/2025-11:44:22	IGR022	15000.00
Total Defacement Amount					16,000.00

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Print Date 28-03-2025 11:54:26



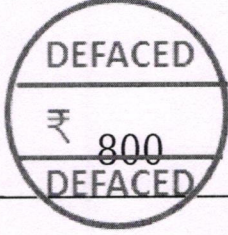
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0325289506768

Payment Date : 28/03/2025

Received from **DHANIRAAJ SOCIAL FOUNDATION**, Mobile number **8483838729**, an amount of Rs. **800/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **HVL15-7355-2025** dated **28/03/2025** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.



Payment Details

Bank Name : SBIN

Receipt Date : 28/03/2025

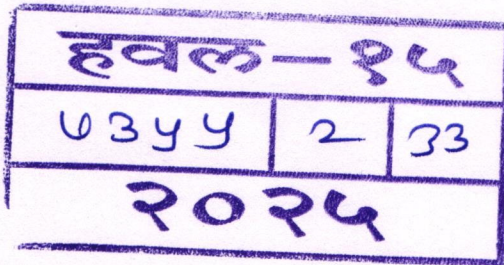
Bank CIN : 10029762025032805948

REF No. : 6214227975213

Deface No : 0325289506768D

Deface Date. : 28/03/2025

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



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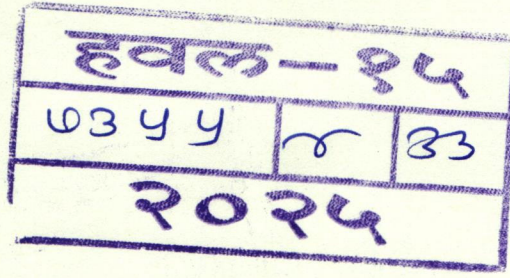
// SHRI GAJANAN PRASANNA //

LEAVE AND LICENSE AGREEMMENT

This Leave and License Agreement ("Agreement") is made at Pune on this 29th day of March 2025 and effective as of the last dated signature below ("Effective Date");

Shree

Chal.



BY AND BETWEEN

Mrs. Shradha Sachin Barmecha, Pan No. ADXPC8146P, Age: 44 years, Occupation: Business, Residing at: Flat No. 31, Plot No. 6, Neelkanth Co-op. housing Society, Someshwarwadi Road, Near Hotel Rajwada, Pashan, Pune 411008, hereinafter referred to as the “**Licensor**”, (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its respective heirs, successors in interest, present and future partners / executors, nominees, associates, affiliates, legal representatives, administrators, permitted successors & assigns etc.)

.....**PARTY OF THE FIRST PART/PARTY NO.1**

AND

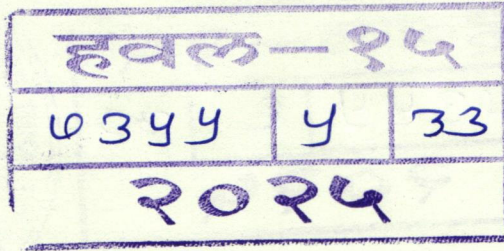
Dhaniraj Social Foundation, (Pan No. AAJCD5298H) a Section 8 Pvt. Limited Company registered under the Companies Act, 2013 (18 of 2013), vide CIN - U80101PN2022NPL214309 having its registered address at 301, Sai Icon, S. No. 84/2, Baner Road, Aundh, Pune 411007 hereinafter called the “**Licensee**” through its Managing Director Mr. Balchand Dhanraj Chordia, Age: 75 years, Occupation: Business (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its respective heirs, successors in interest, present and future partners / executors, nominees, associates, affiliates, legal representatives, administrators, permitted successors & assigns etc.)

..... **PARTY OF THE OTHER PART / PARTY NO.2**

The Licensors and the Licensee are hereinafter collectively referred to as “**the Parties**” and are individually, when necessary, referred to as “**the Party**”

WHEREAS:

- a) **Licensor** is the owner of and is in possession of all that piece and parcel of the land area admeasuring 00 Hector 10 Are i.e. 1000 Square Meters, along with the existing Structure situated at Survey No. 206/2/5 (Old S. No. 206/2) of Village Wakad, Taluka Mulshi, District Pune and within the administrative limits of Pimpri Chinchwad Municipal Corporation, hereinafter for brevity sake be referred to as the “**Licensed Premises**” and more particularly described in the Schedule – A and demarcated/hatched in red colour in attached plan map attached as **ANNEXURE-A hereto**.

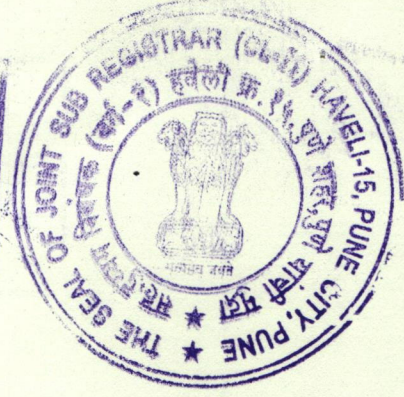
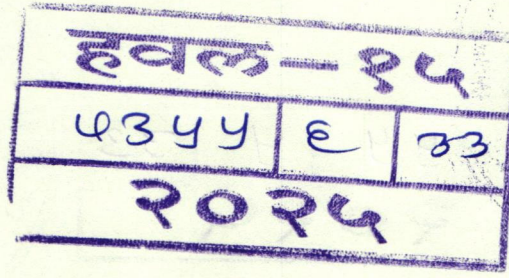


- b) **And Whereas** the Company/Licensee represents and confirms that it is engaged in carrying on its own school activities and is desirous of taking on lease basis the Licensed Premises for any school educational purpose and the Licensor have agreed to allow the Licensee to use the Licensed Premises on leave and license basis for its own School activity for the period of time herein permitted by way of pure and simple License and without claiming any ownership rights of the Licensed Premises.
- c) Pursuant to the negotiations between the Licensee and the Licensor, the Licensor has permitted the Licensee to use the said Licensed Premises for the purposes and on the terms and conditions hereinafter appearing.
- d) The Licensee confirms that it has independently satisfied himself and verified the title of the Licensor with respect to the Licensed Premises prior to the execution of these presents.
- e) The parties thus have entered into these presents to record the terms and conditions mutually agreed upon amongst themselves as set out hereinafter;

NOW THIS LEAVE AND LICENSE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. GRANT AND TERM OF THE LICENSE:

The Licensee hereby declare that the statements, declarations, and representations on its part as contained in the foregoing recitals are true to its own knowledge and are made by it conscientiously believing the same to be true and relying upon the said statements, declarations and representations to be true and correct, the Licensee has agreed to execute this Agreement for Leave and License and to undertake several obligations as herein set out. The foregoing recitals will be treated as forming an integral part of the operative portion of this Agreement and this Agreement shall be read and construed accordingly. On and from the Commencement Date 1st January 2025, and subject to the terms, conditions and covenants on the part of the Licensee to be observed and performed and in consideration of the License Fee and other charges (as defined below) to be paid by the Licensee to the Licensors, the LICENSOR hereby grants a license to the Licensee, to use the **Said Licensed Premises** (More particularly defined in **Schedule – I** herein under and demarcated/hatched in Red colour with red hatched lines on the plan map annexed hereto)



on Leave and License Basis for a **period of 60 (Sixty) months** commencing from the Commencement Date on or about 1st January 2025 and expiring Sixty (60) months / 5 years thereafter on or about 31st December 2029 (License Expiry date). Hereinafter for the sake of brevity this license duration /period is referred to as the “**License Term**” in this agreement.

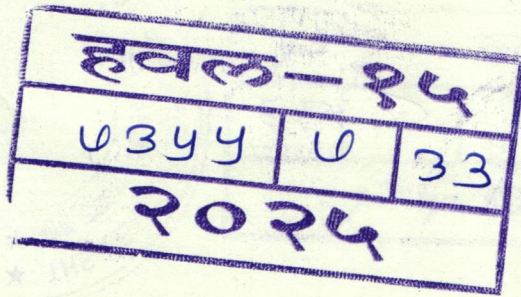
2. PURPOSE OF THE LICENSE:

The license granted hereunder has been strictly for the purpose of being used for educational activity as permitted by law and for no other purpose(s) whatsoever. The Licensee shall during the License Period, observe, perform, confirm and comply strictly the provisions hereof, the rules, regulations, acts and bye-laws of the Municipal Corporation and concerned competent authorities. The Licensee at its own costs and expenses shall file, submit, apply and obtain time to time any/all relevant licenses, permissions, no objection certificates in its own name from all competent authorities/government bodies as may be required /necessary for carrying out or running its (Licensee's) business in the Licensed Premises which is owned by Licensor and Licensee agrees to pay all renewal fees thereof with respect to any/all Permission, license etc and keep them intact during the subsistence of this agreement.

3. LICENSE FEE

(i) The Licensee has agreed to pay Licensor a basic license fees of Rs. 70,000/- (Rupees Seventy Thousand Only) (“**License Fee**”) per month as consideration for First Three Months i.e. from January 2025 to March 2025 and a basic license fees of Rs. 1,00,000/- (Rupees One Lakh Only) (“**License Fee**”) per month from 1st April 2025 to 31st December 2029 for the Balance period for the use of the Licensed Premises. The License Fee shall be payable in advance on or before the 7th day of each calendar month for which the same is due. In addition to the basic license fees the Licensee shall separately bear and pay Goods and Services Tax (GST), any/all government taxes, cess, duties, levies, etc. that may be levied or applicable and payable during the license term with respect to the Licensed Premises retrospective or prospective, over and above the agreed monthly License fees, as may be agreed, payable and applicable during the License Period / term.

For illustration, the License fee for the month starting from 1st January 2025, to and ending on 31st January 2025 shall be paid in advance on or before 7th January 2025.



- (ii) The said Licensee Fee and other sums payable shall be subject to statutory deduction of income tax at source as applicable under the Income Tax Act, 1961, as amended from time to time, at such rates or any other deductions, if any, in accordance with applicable law. The Licensee shall submit a TDS Certificate to the Licensor towards the sums deducted towards TDS, in due course of time. The Licensee shall endeavor to ensure that the Tax Deducted at Source of/for the Licensor shall reflect in the Licensor's 26AS on the Income Tax Website on a timely manner without any delay during the entire term.
- (iii) The Licensee has assured and promised that all cheques will be honored on their respective due dates. Time and Payment is essence of the contract. If any cheque is dishonored, then the Licensor will be at liberty to take necessary legal steps and recover the pending dues as per the various terms set herein in this agreement.
- (iv) The details of the Applicable License Fees per month are as mentioned below

TABLE 1:- LICENSE FEES PAYABLE:-

	License Period from 01/01/2025 to 31/12/2029	License Fee Payable Date	Monthly License fees Payable for Period Amount in Rs (Excluding current applicable GST extra)
1	01/01/2025 to 31/03/2025	7 th of every Month	70,000/- (Rs. Seventy Thousand Only) per Month
2	01/04/2025 to 31/12/2029	7 th of every Month	1,00,000/- (Rs. One Lakh Only) per Month

- (v) The Licensee shall be liable to pay the License Fee effective from 1st January 2025 after the date of execution of this Agreement.
- (vi) The cheques towards the payment of the License Fee per month plus applicable taxes on License Fee and other charges shall be drawn in favour of "MRS. SHRADHA SACHIN BARMECHA" and the payment of the License Fee shall be by way of cheques drawn locally. As may be stipulated in the Letter received from the Licensor's Bank the Licensee shall be authorized by the respective Bank to deposit the License Fee and other sums payable by the Licensee to the Licensor under this Agreement, in the designated loan



account/ escrow account and payment so made by the Licensee shall constitute valid discharge to the Licensee to the extent of payment so made. The Details of Name of the Account Holder, Nature of Account, Account Number, Name of the Bank & IFSC Code, Address of the Bank etc shall be provided by the Licensor to the Licensee.

(vii) In addition to the License Fee, the Licensee shall primarily and directly be liable to pay to the appropriate authorities, M.S.E.D.C.L. electricity Bills, Telephone, Internet, Communication Data Services, Taxes, Cess, Duties, Water connection & consumption bills, Comprehensive Annual Maintenance Contract charges for any/all items handed over by Licensor to Licensee, (CAM) Common & other maintenance charges, Prorata Diesel Charges, Power Generator charges, etc during the subsistence and continuance of this License Term/ Period. The Licensee shall maintain the same Invoices paid and payment receipts paid within the due dates of all such payments. On expiry of the agreement the licensee will obtain, procure, furnish a no due certificate/no objection letter /no claim letter from such authorities or departments or agencies / suppliers or vendors.

(viii) In addition to License fee, Licensee shall pay all/ any new future taxes, Duties, Cess, GST, etc. that may be made applicable by the Central/State Government /local body with respect to this Leave and License Agreement of License Land at his own costs and expense from his own funds during the subsistence of this agreement.

(ix) The Licensee shall be using the Licensed Premises owned by the Licensor and the Licensor herein has agreed to bear and pay from its own funds the Municipal Property Tax, existing or to be increased from time to time, as may be levied by the Municipal Corporation in respect of the said Licensed Premises during the subsistence of this agreement.

5. REPRESENTATIONS AND COVENANTS OF THE LICENSOR

The **Licensor** hereby declares that:

- The Licensor has good right and title to the Licensed Premises and has full power and absolute authority to grant the permission on leave and license basis to the Licensee with respect to the Licensed Premises to the Licensee.
- The licensee shall be entitled to peaceful and uninterrupted use of the Licensed Premises during the License Term (unless earlier terminated), free of any interference, interruption or objection whatsoever by anyone claiming through and on behalf of the Licensor subject to the Licensee complying with all the terms and conditions of this Agreement.

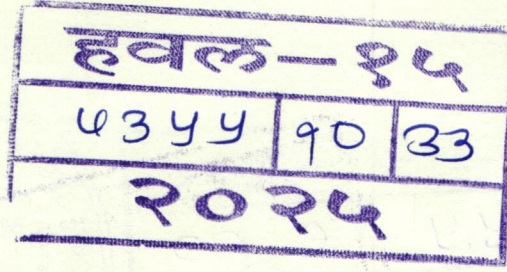


- c) The Licensee has obtained power load connection of capacity of 7.5KW from MSIEDCL for the said Licensed Premises. If any additional electricity power is required the Licensee shall get enhanced capacity connection from his own costs, by doing relevant changes in the required cabling /wiring at his own costs and expenses. From the date of commencement of the License period the electricity consumption / usage payments bills in Licensed Premises will be made by Licensee exclusively from its own funds during the term of this agreement and if permitted by the authorities the electricity meter bill/utility bills will be taken in the name of the Licensee and if same is not permitted then such utility bills in name of Licensor shall be cleared by Licensee on or before the due date from its own funds and indemnify and keep harmless the Licensors from all costs, fines, penalties, expenses damages etc in case of nonpayment and related consequences. From the date of execution of this agreement the electricity usage bill payments will be made by Licensee exclusively.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE LICENSEE

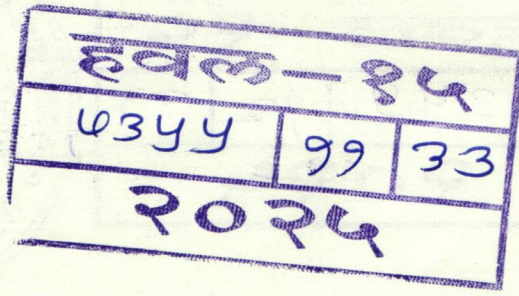
The Licensee hereby represents warrants and covenants with the Licensor and the **Licensee** shall and hereby unconditionally agrees to:

- a) To regularly pay the License fee, in advance, on or before 7th of every month. The licensee is not restricted in any manner and is absolutely competent to enter this Agreement. The terms and conditions of this Agreement shall be binding on the Licensee and in case applicable then it has obtained necessary approval of its board of Directors of Company to enter and execute this agreement.
- b) The Licensee shall insure the Land and structure against third party liability and claims for any accident or mishap occurring in the Licensed Premises or in its proximate periphery. The Licensee hereby indemnifies and undertakes to keep indemnified and hold harmless the Licensors from and against all damages, losses, expenses, immoral activities, accidents, costs, claims, proceedings and actions arising out of or any damage to property of third parties or injury to and / or loss of life of persons occurred, if any, at the Licensed Premises.
- c) The Licensee shall insure all of its equipment, installations, goods, belongings and all assets lying and being in the Licensed Premises. The Licensee hereby covenants with the Licensors that the Licensee shall take all the necessary steps and measures for the safety and protection of the visitors, students, teachers, staff and guests in the Licensed Premises. The Licensee acknowledges and confirms that the responsibility for the safety and



protection of the visitors, students, teachers, staff and guests throughout the License Period shall be on the Licensee and the Licensors shall not be responsible in any manner whatsoever, for any act, omission, negligence or default of the Licensee.

- d) Prior to the execution of this Agreement, the Licensee has satisfied itself in respect of the title of the Licensed Premises, as well as the physical condition of the same and undertakes not to raise any requisition or objection or dispute at any time in respect to the same or have any claims against the Licensors in any respect thereof.
- e) The Licensee hereby acknowledges and confirms that, during the License Period, Licensors shall be absolutely entitled to mortgage or create charge on the Licensed Premises and the Licensors shall also be entitled to sell, assign, alienate, the Licensed Premises or any portion thereof (excluding the assets of the Licensee) in favour of any person ("the Prospective Purchaser") and for that purpose the Licensors shall also be absolutely entitled to assign this Agreement including the rights and obligations of Licensors herein in favour of the Prospective Purchaser, subject to the execution of a Deed of Adherence by such Prospective Purchaser to confirm and adopt the terms and conditions herein contained without affecting the provisions of this agreement.
- f) The Licensee undertakes not to create any other third party right, title or interest in the Licensed Premises or any part thereof in any manner whatsoever. The Limited period License granted by Licensors to Licensee is non transferrable. The Lessee undertakes that it shall not assign, transfer, lease, mortgage, sublet or grant leave and Lease or transfer or part with said Licensed Premises in any manner whatsoever.
- g) The Licensee shall not claim any right of tenancy or sub-tenancy (under the Maharashtra Rent Control Act, 1999) or any other similar right nor shall the Licensee claim any reduction or deduction in the License Fees in respect of the Licensed Premises for any reason whatsoever.
- h) Not commit any act, deed or matter or thing which is likely to be a nuisance to the holders or occupiers of the other premises or surrounding adjacent premises. Licensee agrees not to carry out any acts or activities which are obnoxious, anti-social, immoral and illegal or which may prejudice the rights of the Licensors as the Licensors of the Licensed Premises.
- i) Permit the Licensors or its agents or representatives at all times during the Term to enter upon the Licensed Premises for inspecting the state and condition of the same, provided that prior written notice (email acceptable) is given to Licensee no less than 24 hours and it is agreed by Licensee that, the Licensors or its representatives can enter immediately without notice for any emergency purposes and in case of breach.

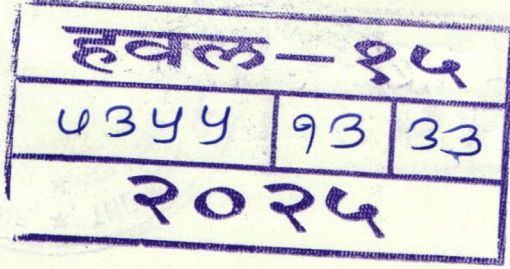


- j) Except as otherwise provided herein, during the subsistence of this agreement, not create any third party interest, claim or rights of any nature whatsoever with respect to the Licensed Premises. The Licensee shall not be permitted to assign its rights created hereunder to any third party.
- k) It shall not cause or permit any Hazardous Materials to be brought upon or stored in the Licensed Premises. As used herein, the term "Hazardous Material" means any hazardous or toxic substance, asbestos, material or waste, combustible material, inflammable materials, which is or becomes regulated by any local or governmental authority, including without limitation, any material or substance which is (i) defined or listed as a "hazardous waste", "extremely hazardous waste", "restricted hazardous waste", hazardous substance", or "hazardous material", under any applicable central, state or local law or administrative code promulgated there under, (ii) petroleum or any derivative thereof, (iii) asbestos, or (iv) lead.
- l) The Licensee with respect to its own business activity or revenues generated from any sources shall solely, exclusively be accountable to bear and pay from its own funds statutory and monetary liability towards any/all government authorities, income tax including any/all business related taxes like GST, Cess, Duties, Profession tax, PF, ESIC, payments to its managers, staff, teachers, employees etc including their salaries, monthly wages, yearly bonus, gratuity, provident fund contributions, welfare fund contributions, employee benefits, employees state insurance contributions, profession tax, or ex gratia payment in lieu thereof and /or other monetary, statutory or other liabilities with effect from the date of execution of this agreement till expiry of this agreement and comply all legal labour laws, rules, etc legal formalities applicable during the currency of the term. The Licensee shall indemnify and keep indemnified the Licensor against all claims that the Licensor may incur as a result of any claim that is made by any employee of the Licensee or by any competent authorities.
- m) It is agreed by the Licensee that the Licensor upon handover of Licensed Premises all /any additional investments, if required, shall be done by the Licensee at his own cost and expense. It is agreed by Licensee that such additional expense, investment or cost shall not be reimbursed by the Licensor to the Licensee during the currency or expiry of the term or at the expiry/termination of the term of the agreement and the Licensee agree that they shall not make any such claims or demand with Licensor with respect to the same in future.

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- n) The Licensee shall not hold the Licensors responsible or liable for any loss or damage suffered by the Licensee on account of destruction caused to or in the Licensed Premises either by fire, accident, theft, earthquake, floods, riots, strikes, pandemic any other destruction or otherwise or by any act or omission on the part of any /all persons, neighbors, occupants, or students, teachers, helpers, servants or agents or visitors visiting the Licensed Premises. In case of the total Lock Down is imposed by the Central Government / state Government or Local Authorities wherein no business activities are permitted in the Licensed Premises due to uncontrollable pandemic for a continuous period of more than 1 month / 30 days in the Pune City where the Licensed Premises is situated, then the License Fees waiver for particular period will be discussed mutually by and between the parties and official government orders shall prevail in deciding this matter.
- o) The Licensee is not entitled to encumber its License or any rights arising out of these presents for obtaining any financial assistance for its business from any bank, financial institutions or any Lenders in whose favour they create any hypothecation of furniture equipments or other movables installed in the Licensed Premises. The Licensee is not permitted to raise any loan or borrowings in the name of the Licensor/Owner/Said Licensed Premises from any source or in the name of the Owner / Licensor or in respect of the Licensed Premises described in the Schedule-I hereinbelow. It is hereby however clarified the Licensee at its sole responsibility, costs and expenses may secure financial loan to purchase any assets specifically shown in its balance sheets, in its own name. The Licensee further agrees not to create any interest, encumbrance or lien whatsoever and not to involve/jeopardize in any manner whatsoever Owner's/Licensor's interest and/or the Licensed Premises handed over to the Licensee
- p) The Licensor and its duly authorized agents and representatives shall be entitled to enter upon the Licensed Premises in order to view survey and examine the state and condition of the Licensed Premises or for the purpose of carrying out any repairs as may be required. It is agreed by the Licensee that it shall pay all payments under this agreement to the Licensor time to time and if any such amount remains unpaid, then such amount due to Licensor shall automatically be kept as charge on the Licensee and its assets.
- q) That if, because of any strike or lockout in the Licensed Premises the Licensee is unable to function or his business is affected, the Licensor shall not be liable for any loss which the Licensee may suffer. In such an event the Licensee shall not be entitled to any reduction in License fee etc, payable to the Licensor for the respective period term/month.



- r) The Licensor does not guarantee any volume of the revenues/business to the Licensee, nor shall the License fee vary in case of increase and or shortfall in business. If any circumstantial dispute, including staff / labour dispute, in respect of the business operation shall be settled by the Licensee at its costs and the Licensee shall keep the Licensor indemnified from all damages.
- s) In the event the Licensee fails to hand over the vacant and peaceful occupation of the Licensed Premises to the Licensor upon termination of the Agreement either by efflux of time i.e. expiry of license period/term, or earlier termination (as the case may be) or for any other reason whatsoever the Licensee shall be liable to pay Rs. 10,000/- (Rs. Ten Thousand) per day as damages to Licensor and in addition to this pay four times the then-existing monthly Licensee Fee (calculated on a monthly basis) till the Licensed Premises occupation is handed over to Licensor;

7. SIGNAGES

The signage of the Licensee shall be erected at the usual permitted areas and at the designated area assigned by the Licensor in writing. The Licensee shall ensure that its signage installation permission shall be obtained from the concerned competent authorities and the Licensee shall bear and pay all fees, charges and expenses for the same.

8. DEFAULT AND DELAY IN MAKING PAYMENTS:-

- a) The Licensor has the right to terminate the Agreement at any stage in case of any default and/or breach of any of the terms and conditions by the Licensee of this agreement (including non-payment of monthly License fees or maintenance charges or any Taxes, charges, etc. payable under this agreement).
- b) If the Licensee makes any delay in the payment of any of the amounts payable by the Licensee to the Licensors including the license fee under this Agreement, the Licensee shall in addition to such amounts payable by it to the Licensors, also be liable to pay to the Licensor compound interest on all such unpaid amounts at the rate of 18% (eighteen per cent) per annum calculated on a pro rata basis for every day of the delay or in case any of the cheques are dishonored, till the date on which all such amounts with interest thereon is paid by the Licensee to the Licensor.
- c) Further in the event the Licensee commits any delay or default in payment of any of the charges, levies of any nature whatsoever payable by the Licensee directly to the concerned appropriate competent authority and as a consequence of such delay, if the appropriate

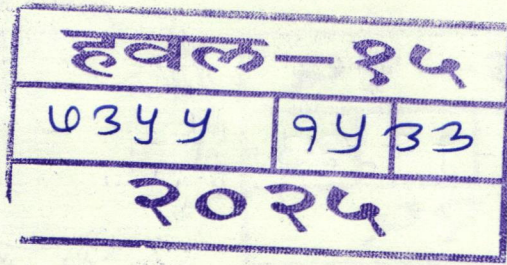
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authority imposes any fine or penalty or late payment charges upon the Licensors, the Licensee at his own costs and expenses from his own funds shall be liable to pay to the concerned appropriate authority such charges, taxes, levies or outgoings with the fine or penalty or late payment fees or charges thereon and ensure that the Licensors are not censured for such delay or default in payment by the Licensee and the Licensors shall always be kept indemnified thereof by the Licensee.

d) It is hereby agreed that if default or delay is made by the licensee in payment of the then applicable monthly License Fee or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the licensee, then on each such default, the licensor shall be entitled in addition to or in the alternative to any other remedy that may be available to him at his discretion, to terminate the agreement/arrangement unilaterally and eject/ evict the licensee from the Licensed Premises and from the building; and to take handover or re-occupy the Licensed Premises thereof as full and absolute owner thereof, provided that a 7 day notice period shall be given by the licensor to the licensee of his intention to terminate the license and to take handover of the Licensed Premises and the provisions of Termination listed hereunder shall apply.

(e) Other than what is mentioned about pandemic waiver, in case of dispute or discord, the Licensee at no point will discontinue paying the monthly license fee or prevent the Licensor to enter the Licensed Premises. In case of Licensee continuing to occupy the Licensed Premises even after the subsistence of this agreement, the Licensee will start paying double the then applicable License fee paid in previous month and liquidated damages of Rs 10,000 per day in addition to the License fee till such time the discord or dispute is settled. At no point can the Licensee stop paying the monthly License fee except case of lockdown as mentioned herein above and agreed between parties. In case of the License fee remaining unpaid for over 30 days and default is not rectified by Licensee, the Licensor is authorized under this agreement to put a lock on the Licensed Premises and prevent the entry of Licensee to the Licensed Premises. The Licensor reserves all the rights of re- entering the Licensed Premises in event of discontinuation of the payment of monthly license fee by the Licensee.



9. BREACHES AND TERMINATION:

(a) The License granted herein shall automatically come to an end on the expiry of 5 Years (unless terminated earlier) as per the terms and conditions of this agreement.

(b) Notwithstanding anything contained in this Agreement, at any time during the Term, if the Licensee fails to pay to the Licensor the License Fees for a period of 30 days (breach cure period starting from default due date) upon sending the demand letter for curing the breach, then in such event the Licensor shall send a second Notice to the Licensee calling upon the Licensee to pay the License fees or any arrears along with interest at the rate of 18% per annum within a period of 7 days ("Notice Period"). Upon the expiry of the aforesaid 7 days Notice Period, if the Licensee is in default in the payment of the License Fees along with interest to the Licensor, then in such event the Licensor shall be entitled to unilaterally terminate this Agreement. In the event of such termination, the Licensee will be required to immediately vacate the Licensed Premises as deemed fit by the Licensor and the Licensee shall stop all its operations forthwith and completely shall remove itself, all its employees, staff and or its article, equipments and belongings from the Licensed Premises and Licensor shall have rights to re-enter in the Licensed Premises and to remove all the articles materials of the Licensee from the Licensed Premises, and in such event Licensee and its employees shall not have any right to enter in the Licensed Premises. It is further agreed that the Licensee shall not have any right to ask compensation from the Licensor for loss or damage caused to the articles, material and belongings lying in the Licensed Premises belonged to the Licensee, which the Licensee had failed to remove. If the Licensee fails to rectify the breach within the stipulated period then the Licensor shall be entitled to terminate this agreement without any further notice.

(c) The Company shall manage and operate School on said land and the Company shall exclusively be entitled to receive and appropriate all revenues and profits derived in the course of operating the School during the Lease Term. Further upon expiry or earlier termination of the Lease term the Company and/or the Directors accept and agrees that Company shall remove and take away all loose items and goods from the Said Land however if any / all partial or fully completed School structure, material, site improvements or developments, equipments, installations, lying or attached, or standing in the Said Land which is permanent or attached or non-removable from lease Land then from expiry or termination date the same shall belong to the Owner/Licensor herein and the Company shall not make or raise any claims or demands of any nature against the owner on whatsoever grounds and owner shall be deemed to utilized or do whatever they want with



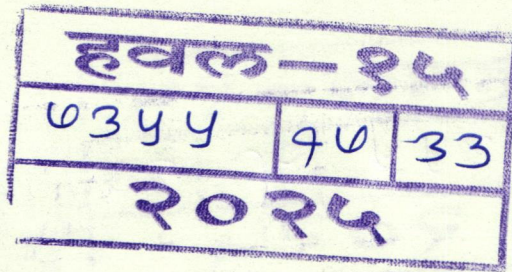
such items/material/structure etc without any objection from Company. Upon expiry of the lease term or termination the Licensor, are free to deal with said land and anything attached or standing upon the Said Land as the case may be.

(d) Either upon the expiration of the term of this Agreement or upon the earlier termination of this Agreement, the Licensee shall remove itself and all its employees, staff, servants or agents and its and their respective belongings, chattels, articles and things from the Licensed Premises and handover quite vacant and peaceful charge of the Licensed Premises back to the Licensor immediately on the same day the Agreement is terminated or expires by efflux of time and if Licensee continuous to remain upon the Licensed Premises and makes unauthorized use of the Licensed Premises then Licensee agrees to pay and shall be liable to pay double the amount of the applicable License fee paid for the immediate preceding month for every subsequent month thereafter for which the Licensee remains in unauthorized occupation of Licensed Premises, after expiry or earlier termination of this agreement and in addition to this the Licensee agrees to pay and shall pay liquidated damages to the Licensor at the rate of Rs. 10,000/- (Ten Thousand Rupees) per day over and above the monthly license fee till vacant occupation is handed over by Licensee to Licensor;

(e)The Licensee agrees and undertakes for itself and its Directors, officers, and representatives not to enter upon the Licensed Premises or commit trespass after termination or expiry of the license.

10. SECURITISATION OF RENT

The Licensor shall have the option to securitize the Licensee Fee, payable by the Licensee hereunder with a bank or financial institution. In the event of securitization of the monthly License Fee, the Licensor shall inform the Licensee about the same, in which case the Licensee will be required to pay the License Fee directly to such bank or financial institution, as the case may be. The payment by the Licensee to such bank or financial institution shall amount to discharge of the obligation of the Licensee hereunder as regards payment of the License Fee in terms hereof. The Licensee may be required to sign the requisite documents with the bank/financial institution to enable the Licensor to undertake such securitization.



11. BARE LICENSE NO LEASE, TENANCY ETC.

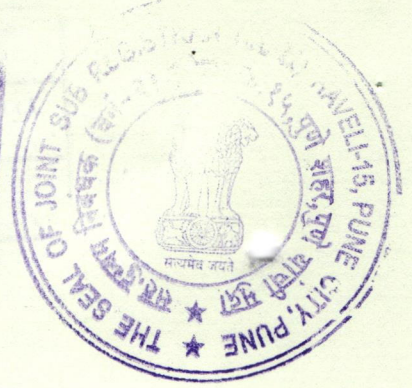
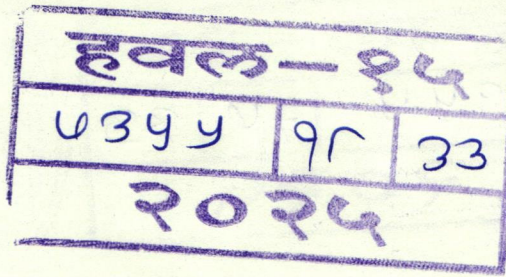
(a) The Licenser acknowledges that the Licensee has offered to take the said Licensed Premises for use by the Licensee, as a bare license upon the express declaration that only the permission to use is granted and no other rights have been given or conferred or are intended to be given or conferred on the Licensee. The mere right of the Licensee to use the Licensed Premises shall automatically come to end on expiry or sooner determination of this agreement. The Licenser further agrees and acknowledges that Licensed Premises will be used by the Licensee for carrying on its business as permissible by law in the Licensed Premises. Nothing contained in this Agreement shall be deemed or constructed to create a partnership or joint venture of or between the Licenser and the Licensee, or to create any relationship between the parties hereto other than that of a licenser and licensee.

(b) Nothing in this Agreement shall or will be constructed to confer any tenancy right in favour of the Licensee and both parties hereby agree that there is no intention to create any tenancy right in respect of the Licensed Premises. The Licensee is not entitled to nor will it claim any protection under the Maharashtra Rent Control Act, 1999 (MAH 18 of 2000) or any statutory modifications or re-enactments thereof or any other law at present or subsequent enactment and the Licensee is not a tenant under any pretext.

(c) At no point of time, irrespective of any change in law, the Licensee shall claim and/or anyone on behalf of the Licensee contend that this Agreement or the use of the Licensed Premises amounts to or creates any lease, tenancy or sub-tenancy rights or creates or transfers any right, title, interest, easement of any nature whatsoever in favor of the Licensee in, over or upon the Licensed Premises or any part or parts thereof. It is clarified that the Licensed Premises shall not, in any case whatsoever, be liable for attachment by any statutory authority for any act, omission, claim or liability of the Licensee.

12. MISCELLANEOUS

- a) In the event that the Licensed Premises is taken for any public or quasi-public use or purpose in eminent domain proceedings, or in the event such property is conveyed to a governmental authority or other entity having the power of eminent domain ("Condemning Authority") in lieu of such proceedings, this Agreement shall terminate upon the date when the possession shall be surrendered to the Condemning Authority. Any prepaid License Fee attributable to periods after such termination date shall be immediately refunded to Licensee.



- b) Notwithstanding anything to the contrary in this Agreement, neither party shall be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this agreement (Other than the obligation to pay), if the same shall be due to causes beyond its reasonable control, and without its fault and negligence restricted to acts of God, war, terrorism and floods ("Force Majeure"); and in such event, either party's performance shall be waived and excused during the continuance of such delay and for such additional period thereafter as is reasonable necessary to complete performance.
- c) Time is of the essence in the performance of the parties' obligations under this Agreement.
- d) Notwithstanding whatever may be stated in any other clauses, the Licensor shall not be liable to the Licensee for any incidental, consequential, penal, and exemplary or like damages (including loss of profits or business or any action of tort) even if advised of the possibility of the same.
- e) After execution and registration of this Leave and License agreement, the original Agreement copy will be preserved with Licensor and a Certified Copy/Xerox Copy of the same will be handed over to the Licensee.

13. NOTICES

Any notice intended to be given to the Parties shall be deemed to be properly and validly served if it is sent by certified or registered post, and addressed to the Parties at the address/s mentioned hereinabove and shall be in writing and shall be transmitted:

In the case of notice to the Licensor:

To: Mrs. Sharadha Sachin Barmecha

Mobile No:

Email:

Kind Attention: Mrs. Sharadha Sachin Barmecha

In the case of notice to the Company:

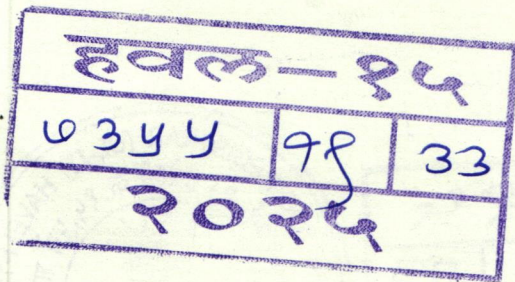
To: Dhaniraj Social Foundation

Tel No: (020) 25640140

E-mail: hr@ghaniraj.com

Mobile No: 9075098511

Kind Attention: Mr. Balchand Dhanraj Chordia



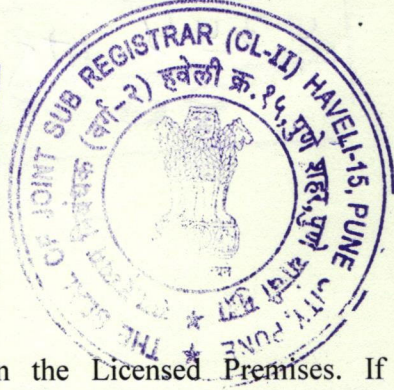
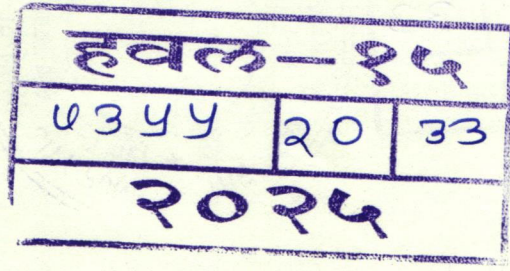
Either party may, from time to time, change its address or representative for receipt of notices or other communications provided for in this Agreement by giving not less than 30 days prior written to the other party.

Service of Notice: A notice or demand served by registered speed post acknowledgement due or courier and a notice or demand sent by a letter or email, such letter will be deemed served and was sent properly in the post/email id of the addressee at the address referred to above.

14. INDEMNITY

(a) The Licensee hereby irrevocably undertakes that the Licensors shall not be liable for any theft, loss, damage or destruction of the Licensee or any other person lying in the said Licensed Premises nor liable for any bodily injury to any person in the said Licensed Premises and /or death and/or accident of any person present or temporarily occupying in the said Licensed Premises from any cause whatsoever and/or the Licensors shall not be liable for any crimes of any nature committed in the said Licensed Premises whether committed due to negligence or willful default on part of the Licensee. The Licensee undertakes to indemnify the Owner with respect to the same and always keep the Owner harmless.

(b) The Licensee hereby indemnifies and keeps indemnified the Licensors, from and against all claims, demands, actions, proceedings, expenses, losses and damages which the Licensors may suffer / incur in respect of the Licensed Premises due to or by reason of non observance of the terms and conditions of this Agreement or nonpayment of the amounts payable hereunder by the licensee including statutory tax liabilities or payments of any nature arising out of its business / trade in the Licensed Premises or by reason of failure to maintain the requisite safety precautions / measures or otherwise payable by the Licensee in terms of this Agreement and/or which are attributable to any act of commission or omission on the part of the Licensee, persons authorized by it, its employees, staff, Students, Teachers, Agents, its visitors at the Licensed Premises etc. The Licensee shall unconditionally and fully indemnify the Licensors against any costs, expenses, damages, compensation, levies, dues, duties etc. (including attorney fees) that may be levied on the Licensors or the Licensed Premises as a result of the business activity or wrong doing of the Licensee in the Licensed Premises or on account of any act/ activity on its part or on the part of its employees, servants, visitors, etc. The Licensee shall ensure that all the legal permissions and compliances required under the existing laws are duly complied with



before commencing with its business activities in the Licensed Premises. If any circumstantial dispute, including labour dispute, in respect of the business operation shall be settled by the Licensee at its costs and the Licensee shall keep the Licensor indemnified from all damages.

15. DISPUTE RESOLUTION

In the event of any dispute or difference arises between the parties hereto as to the interpretation of this Agreement or any covenants or conditions thereof or as to the rights, duties or liabilities of any party hereunder or as to any act, matter or thing arising out of or relating to or under this Agreement (even though the Agreement may have been terminated), the same may be resolved amicably by the parties. In the event the dispute is not resolved within a period of 30 days, the same shall be referred to the decision of a sole Arbitrator as may be selected mutually by the parties. The arbitration shall take place exclusively in Pune only/alone and no other place and the arbitrator's decision shall be final binding on both parties. The language to be used at any arbitration shall be in English. The governing rule of law shall be the laws of India. The fees of the arbitrator and other necessary costs of such arbitration shall be met as per the instructions of the arbitrator.

16. JURISDICTION

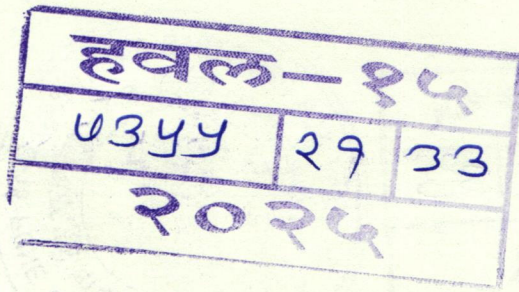
The Parties further agree that the Courts of Jurisdiction at Pune shall have exclusive jurisdiction in all the matters of difference or disputes, if any, between the parties at any time.

17. STAMP DUTY AND REGISTRATION CHARGES

This Agreement shall be duly executed on the requisite stamp paper and duly registered. The stamp duty, registration charges and related expenses shall be borne exclusively by the Licensee.

18. COUNTERPARTS

The Licensee shall take steps to register this Agreement with the Sub-registrar of Assurances at Pune and the original of this Agreement will be retained by the Licensor. Certified copies of this Agreement shall be retained by the Licensee. In the event the Licensee requires the original of this Agreement for inspection or production before any



court or tribunal or authority, the Licensors shall produce the same within 3 days of such request.

SCHEDULE I

[Description of the Licensed Premises/Said Land]

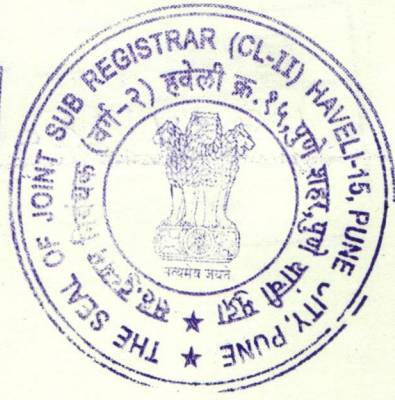
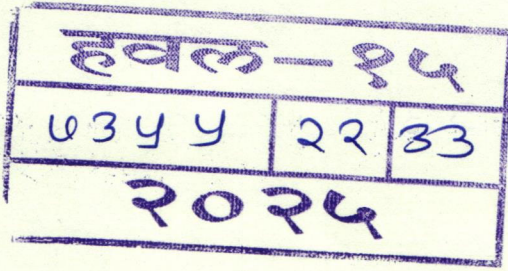
All that piece and parcel of the land area admeasuring 00 Hector 10 Are admeasuring 1000 Square Meters, along with the existing structure situated at Survey No. 206/2/5 (Old S. No. 206/2), Plot of Village Wakad, Taluka Mulshi, within the administrative limits of Pimpri Chinchwad Municipal Corporation and within the revenue jurisdiction of Sub-Registrar Mulshi, District Pune and is bounded as follows:

On or towards the East: By S. No. 207

On or towards the West: By S. No. 206/1

On or towards the North: Remaining Land of S. No. 206 (Part)

On or towards the South: By Remaining Land of S. No. 206 (Part)



IN WITNESS WHEREOF the parties hereto have executed these presents the day and year hereinabove written;

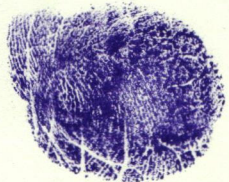
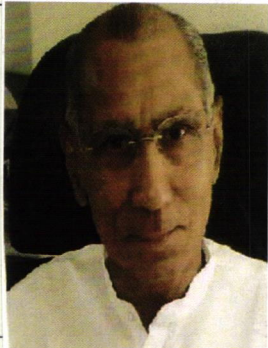

SIGNED AND DELIVERED

By the within named "LICENSOR"

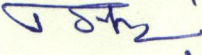

Mrs. Shradha Sachin Barmecha LICENSOR		
LHTI	PHOTO	SIGN
		

SIGNED SEALED AND DELIVERED

By the within named "LICENSEE"

DHANIRAAJ SOCIAL FOUNDATION Through its Authorized Signatory and Managing Director Mr. Balchand Dhanraj Chordia - LICENSEE		
LHTI	PHOTO	SIGN
		

In the presence of two Witnesses:

1. Name Prashant Bafna
Address: Bardhan, Pune-411021
Sign: 
2. Name Priyanka Kakade
Address: Old Sangvi, Pune-411027.
Sign: 

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२०२५		



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that DHANIRAAJ SOCIAL FOUNDATION is incorporated on this Twenty ninth day of August Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by guarantee.

The Corporate Identity Number of the company is U80101PN2022NPL214309.

The Permanent Account Number (PAN) of the company is AAJCD5298H *

The Tax Deduction and Collection Account Number (TAN) of the company is PNED19112C *

Given under my hand at Manesar this Sixth day of September Two thousand twenty-two .

DS MINISTRY OF
CORPORATE AFFAIRS 10

Digital Signature Certificate
KAMAL HARJANI

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

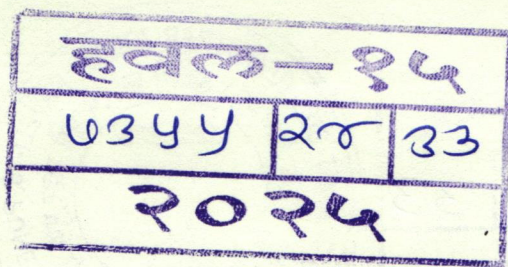
Mailing Address as per record available in Registrar of Companies office:

DHANIRAAJ SOCIAL FOUNDATION

S.No. 146/3, Sutarwadi Road, Pashan, Pune, Pune, Maharashtra, India,
411021



* as issued by the Income Tax Department



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAJCD5298H

नाम / Name	DHANIRAAJ SOCIAL FOUNDATION
निगमन/गठन की तारीख Date of Incorporation / Formation	29/08/2022
	 <div>Signature valid Digitally signed by Income Tax Dept. Date: 2022.09.08 03:27:07 GMT+05:30</div>

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card." संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAJCD5298H</p> <p>नाम / Name DHANIRAAJ SOCIAL FOUNDATION</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 29/08/2022</p>	<p>भारत सरकार GOVT. OF INDIA</p> 	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें: आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002817112745

वीज पुरवठा देयक माहे: MAR-2025

HSN code 27160000

ग्राहक क्रमांक: 172004701173

THE WAKAD PRIMARI SCHOOL ENGLISH MEDIUM
DHANRAJ CHARITABLE TRUST SNO.206/215 KASPATE WASTI PUNE 411027

मोबाइल/ ईमेल:

98*****11/

देयक दिनांक: 25-MAR-25

देयक रक्कम रु: 9,030.00

देय दिनांक: 15-APR-25

या तारखे नंतर भरल्यास: 9,140.00

बिलिंग युनिट: 4636 :SANGHVI SUB-DN.

दर संकेत: 073 /LT-X B I 0-20KW Pub Ser oth

पोल नं: 00000000

पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 6 / 28-6619-1425 /4636155

मिटर क्रमांक: 07619114816

रिडिंग ग्रुप: T6

पुरवठा दिनांक: 09-Nov-2001

मंजूर भार: 7.5 KW

सुरक्षा ठेव जमा(रु): 6,465.13

चालु रिडिंग दिनांक: 21-MAR-25

मागील रिडिंग दिनांक: 21-FEB-25

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UPI Payment



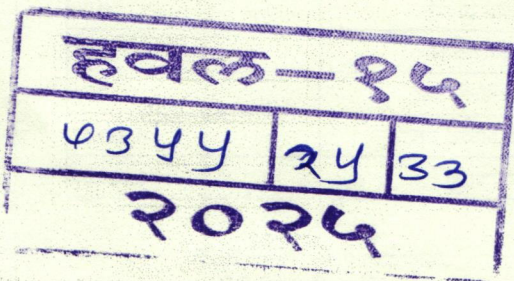
QR कोडद्वारे भरणा केल्यास, भरणा
दिनांकानुसार लागू असलेली तत्पर देयक
भरणा सूट किंवा विलंब आकार पुढील देयकात
समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
104638	103742	01	896	0	896

NORMAL

Bill Period: .93 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7

MSEDCL Call Center:

18002333435

18002123435

1912

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे

नियम व कार्यपद्धति महावितरणच्या

संकेत स्थळ:-

www.mahadiscom.in >

ConsumerPortal > CGRF

यावर उपलब्ध आहे.

महत्वाचे :

१. छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)

२. डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व इयूटीज वगळून)

३. तुमचा मोबाइल नंबर व ईमेल पत्ता चुक्या असल्यास दुरुस्त करा त्यासाठी <https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.

४. पुढील महिन्याची रिडिंग साधारणत: 21-04-2025 ह्या तारखेला होईल.

विशेष संदेश :

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

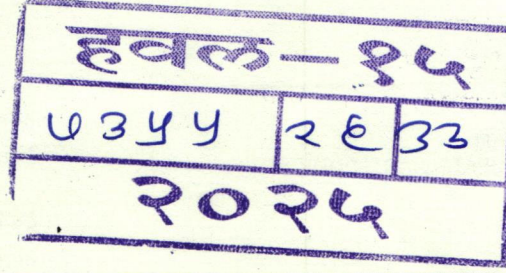
- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01172004701173
- IFS Code: SBIN0008965
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Amount: As per Bill

स्थळप्रत बिलिंग युनिट:	4636	ग्राहक क्रमांक:	172004701173	पी.सी.:	T6	दर:	073
अंतिम तारीख	15-APR-25		9,030.00				

या तारखे पर्यंत भरल्यास	01-APR-25	8,960.00
या तारखे नंतर भरल्यास	15-APR-25	9,140.00

बँकेची स्थळप्रत		डिटीसी क्र.:		4636155		
स्थळप्रत बिलींग युनिट:	4636	ग्राहक क्रमांक:	172004701173	पी.सी.:	T6	दर: 073

अंतिम तारीख	15-APR-25	9,030.00
या तारखे पर्यंत भरल्यास	01-APR-25	8,960.00
या तारखे नंतर भरल्यास	15-APR-25	9,140.00



सूचना व अटी

- वीज शुल्क शासन अधिसूचना क्रं इएलडी/ प्र.क.-273/उर्जा-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल. *वेळेवर आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत ठराविक दराने आकारणी करण्यात येईल.
 - 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/ मोबाइल ॲप/वेब सेल्फ सर्विस मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क भरावे लागू नये म्हणून देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रक्कम भरावी. मात्र अपवादात्मक अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होईपर्यंत ग्राहकास त्याने त्यापूर्वी वापरलेल्या युनिट इतके बिल दिले जाईल व त्यासंबंधी मेळ पूर्ण तपास करून नंतर घालण्यात येईल.
 - 2) देय तारखेच्या नंतर मागील देयकाची रक्कम भरली असेल व ती बाकी म्हणून सध्याच्या चालू देयकात असेल तर सध्याचे देयक भरतांना मागील देयक व त्याची पावती रोखपालास दाखवावी.
 - 3) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दरसूची, आणि महाराष्ट्र शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पाठविण्यात येत आहे.
- चेक लिहिण्यासाठी सूचना :
- 4) चेक अकाउंट पेयी असावा * चेक 'MSEDCL' च्या नावे असावा, चेक स्थानिक बँकेचा असावा चेक सोबत पावती स्थळप्रत जोडावी, स्टॅम्प करू नये * चेक पुढील तारखेचा नसावा. चेक/ डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक किंवा चेक / डीडी भरणा केल्याच्या तारखेपासून जास्तीत जास्त 3 दिवस भरणा दिनांक म्हणून गृहीत धरली जाईल:
 - 5) देयक चेक कलेक्शन पेटीत टाकतांना चेकच्या मागे ग्राहक क्रमांक (पी.सी., बि. यु. साहित) लिहावा व स्थळप्रतीच्या मागे चेकचा तपशील लिहावा.
 - 6) परक्राम्य संलेख अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न वठणे हा दंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे.
 - 7) एम.ई.आर.सी.ऑर्डर २०२२ च्या केस क्रमांक २२६ नुसार, चेक बाउन्स चार्जस रुपये 750 किंवा बँक चार्जस यापैकी जे अधिक असेल ते 01-04-2020 पासून लागू आहेत.

MTR Order २२६/२०२२ च्या आदेशानुसार विद्युत नियामक आयोगाने दिनांक 01-APR-24 पासून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत

LT-X B I 0-20KW Pub Ser oth	युनिट	0-200	201-0	1-0	1-0	>200
स्थिर आकार रु. 464	वीज आकार(रु.)	6.18	0	0	0	6.18
	इं.स.आ.(रु.)	0.30	0	0	0	0.30

ग्राहक क्रमांक: 172004701173

	रु. पेसे.
स्थिर आकार	464.00
वीज आकार	5,537.28
वहन आकार @ 1.17/ युनिट	1,048.32
इंधन समायोजन आकार	268.80
वीज शुल्क (21 %)	1,536.86
वीज विक्री कर @ 0.19/ युनिट	170.60
इतर आकार	0.00
चालू वीज देयक(रु.)	9,025.86
व्याज	0.00

निव्वळ थकबाकी/जमा	4.71
समायोजित रक्कम	0.00
व्याजाची थकबाकी	0.00
एकूण थकबाकी/जमा	4.71
देयकाची निव्वळ रक्कम	9,030.57
पूर्णांक देयक(रु.)	9,030.00

DPC:112.82
After this date: 15-APR-25
Pay Rs. 9,140.00

Prompt Payment Discount: Rs. 73.18 , if bill is paid on or before 01-APR-25

देयक भरणा 20-MAR-25 पर्यंत विचारात घेतला आहे	
मागील पावतीचा दिनांक	05-MAR-25
मागील पावतीची रक्कम	11,970.00

Payment History:


Receipt Date	Paid Amount
05-Mar-2025	11,970.00
05-Feb-2025	10,490.00
15-Jan-2025	10,170.00
09-Dec-2024	8,730.00
30-Oct-2024	11,710.00
05-Oct-2024	11,860.00

हवल-१५		
0344	20	33
२०२५		



 <p>भारत सरकार Government of India</p>	
	<p>श्रदा सचिन बरमेचा Shradha Sachin Barmecha जन्म वर्ष / Year of Birth : 1979 स्त्री / Female</p>
<p>5117 7409 6857</p>	
<p>आधार - सामान्य माणसाचा अधिकार</p>	

Shradha

 <p>भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India</p>	
<p>पत्ता फ्लॅट न -31, प्लॉट न -6 नीलकंठ को ओप हाउसिंग सोसायटी, सोमेश्वरवाडी रस्ता, राजवाडा हॉटेल जवळ, पाषाण, पुणे शहर, एन.सी.एल. पुणे, पुणे, महाराष्ट्र, 411008</p>	<p>Address: Flat No -31, Plot No-6 Neelkanth Co Op Housing Society, Someshwarwadi Raod, Near Hotel Rajwada, Pashan, Pune City, N.C.I. Pune, Pune, Maharashtra, 411008</p>
<p>5117 7409 6857</p>	
<p>1947 1800 300 1947</p>	<p>help@uidai.gov.in</p>
<p>www.uidai.gov.in</p>	

Shradha

<p>आयकर विभाग INCOME TAX DEPARTMENT</p>		<p>भारत सरकार GOVT. OF INDIA</p>
<p>SHRADHA SACHIN BARMECHA MADAN DHANRAJ CHORDIA</p>		
<p>17/12/1979 Permanent Account Number ADXPC8146P</p>		<p>26022013</p>
<p><i>Shradha</i> Signature</p>		



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 1325/12765/00030

Download Date: 24/04/2017

Generation Date: 12/04/2017

To
बालचंद धनराज चोरडिया
Balchand Dhanraj Chordia
ARHAM BUNGLOW
S.NO. 6/1/18, PLOT NO-13
BANER
BANER ROAD
Pune City
Pune N.i.a.
Maharashtra - 411045
9822006150

Validity unknown

Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.04.12 14:00
IST



आपका आधार क्रमांक / Your Aadhaar No.:

5093 6585 1532

मेरा आधार, मेरी पहचान

हवल-३५

0344 2 33
2024



भारत सरकार
Government of India



बालचंद धनराज चोरडिया
Balchand Dhanraj Chordia
जन्म तिथि / DOB: 06/01/1950
पुरुष / MALE



5093 6585 1532

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
अरहम बंग्लो, स.न. 6/1/18, प्लॉट न-
13, बाणेर रोड, बाणेर, पुणे नगर, पुणे,
महाराष्ट्र - 411045

Address:
ARHAM BUNGLOW, S.NO.
6/1/18, PLOT NO-13, BANER
ROAD, BANER, Pune City, Pune,
Maharashtra - 411045



1947



help@uidai.gov.in



www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAUPC4324M

नाम / NAME

BALCHAND DHANRAJ CHORDIA

पिता का नाम / FATHER'S NAME

DHANRAJ JETHMAL CHORDIA

जन्म तिथि / DATE OF BIRTH

06-01-1950

हस्ताक्षर / SIGNATURE

Balchand

आयकर आयुक्त-1, पुणे

Commissioner of Income-tax I, Pune

हवल-१५		
७३५५	२१	३३
२०२५		



भारत सरकार
Government of India



Issue Date: 09/06/2012



कुलकर्णी संजय लक्ष्मण
KULKARNI SANJAY LAXMAN
जन्म तारीख / DOB: 04/02/1960
पुरुष / Male



2464 6392 8937



2464 6392 8937

मेरा आधार, मेरी पहचान

Sanjay



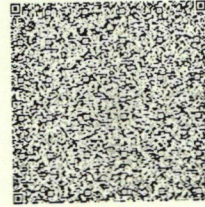
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 03/10/2021

पता: S/O: लक्ष्मण कुलकर्णी, गुरुकृपा सर्वे नो ३ आनंद
कोलोनी वारजे, आनंद कोलोनी जवळ, पुणे सिटी, पुणे,
महाराष्ट्र, 411058

Address: S/O: LAXMAN KULKARNI,
GURUKRUPA SURVEY NO 3 ANAND
COLONY WARJE, NEAR ANAND
COLONY, Pune City, Pune, Maharashtra,
411058



2464 6392 8937



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग INCOME TAX DEPARTMENT	भारत सरकार GOVT. OF INDIA
SANJAY LAXMAN KULKARNI	
LAXMAN KESHAV KULKARNI	
04/02/1960	
Permanent Account Number	
ARNPK1194P	
<i>Sanjay</i> Signature	 28092015

Sanjay

हवल-१५		
७३५५	३०	३३
२०२५		



- घोषणापत्र -

मी, श्री. संजय लक्ष्मण कुलकर्णी याद्वारे घोषित करतो कि, मा. दुय्यम निबंधक हवेली क्रमांक १५ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. बालचंद धनराज चोरडिया यांनी दिनांक २५/११/२०२१ रोजी रजिस्ट्रेशन क्रमांक १८३८८/२०२१ ने मला दिलेल्या कुलमुखत्यारपत्राचे आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करुन कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- २६/०३/२०२५

कुलमुखत्यारपत्र धारकाचे नांव :- श्री. संजय लक्ष्मण कुलकर्णी

सही :-

हवल-१५		
०३५५	३९	३३
२०२५		



Receipt (pavti)

333/18388

Thursday, November 25, 2021

5:20 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 19561 दिनांक: 25/11/2021

गावाचे नाव: औंध

दस्तऐवजाचा अनुक्रमांक: हवल-15-18388-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: श्री वैभव मदन चोरडीया . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:39 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-१५

बाजार मूल्य: रु. 0.0/-

मोबदला रु. 0.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र १५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2511202111204 दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009225473202122E दिनांक: 25/11/2021

बँकेचे नाव व पत्ता:

333/7355

शुक्रवार, 28 मार्च 2025 11:57 म.पू.

दस्त गोषवारा भाग-1

हवल15

3233

दस्त क्रमांक: 7355/2025

दस्त क्रमांक: हवल15 /7355/2025

बाजार मूल्य: रु. 00/-

मोबदला: रु. 1,00,000/-

भरलेले मुद्रांक शुल्क: रु.15,000/-

दु. नि. सह. दु. नि. हवल15 यांचे कार्यालयात

अ. क्र. 7355 वर दि.28-03-2025

रोजी 11:42 म.पू. वा. हजर केला.

पावती:7815

पावती दिनांक: 28/03/2025

सादरकरणाचे नाव: श्रद्धा सचिन बरमेचा

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 1800.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-15

सह दुय्यम निबंधक, हवेली-15

दस्ताचा प्रकार: 36-अ-लिह् अॅड 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.

शिक्षा क्र. 1 28 / 03 / 2025 11 : 42 : 15 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 28 / 03 / 2025 11 : 43 : 23 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीवार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. *दस्तऐवजासोबत जोडलेली कागदपत्रे, कुतुंबुजत्यास धारक व्यक्ती इत्यादी वनावट अडवून आल्फास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे :

लिहून घेणारे :



दस्त गोपवारा भाग-2

हवल 15

33/33

दस्त क्रमांक:7355/2025

28/03/2025 11 56:42 AM

दस्त क्रमांक :हवल15/7355/2025

दस्ताचा प्रकार :-36-अ-लिह अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:श्रद्धा सचिन बरमेचा पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बय :-44 फ्लॅट नं. 31, प्लॉट नं. 6, नीलकंठ सोसायटी, पाषाण, पुणे, महाराष्ट्र, स्वाक्षरी:- पुणे. पैन नंबर:	लायसेन्सर		
2	नाव:धनीराज सोशल फाँडेशन तर्फे संचालक बालचंद धनराज चोरडीया तर्फे दस्त नोंदणीकरिता कु.मु. म्हणून संजय लक्ष्मण कुलकर्णी बय :-66 पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स्वाक्षरी:- 301, साई आयकॉन, औंध, पुणे, महाराष्ट्र, पुणे. पैन नंबर:	लायसेन्सी		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिह अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:28 / 03 / 2025 11 : 54 : 23 AM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लायसेन्सर श्रद्धा सचिन बरमेचा	28/03/2025 11:55:45 AM	श्रद्धा सचिन बरमेचा F 1355065494836109312
2	लायसेन्सी धनीराज सोशल फाँडेशन तर्फे संचालक बालचंद धनराज चोरडीया तर्फे दस्त नोंदणीकरिता कु.मु. म्हणून संजय लक्ष्मण कुलकर्णी	28/03/2025 11:54:43 AM	कुलकर्णी संजय लक्ष्मण M 1233744264263454720

शिक्षा क्र.4 ची वेळ:28 / 03 / 2025 11 : 55 : 45 AM

सह दुय्यम निबंधक, हवेली-15

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHANIRAAJ SOCIAL FOUNDATION	eChallan	10000502025032801524	MH018891293202425P	15000.00	SD	0010363379202425	28/03/2025
2		DHC		0325289506768	800	RF	0325289506768D	28/03/2025
3	DHANIRAAJ SOCIAL FOUNDATION	eChallan		MH018891293202425P	1000	RF	0010363379202425	28/03/2025

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

प्रमाणित करण्यात येते की, या दस्तऐवजात पहिले नंबर पुस्तकाचे
एकूण 33 पृष्ठे आहेत. 4344 नंबरी नोंदली 7355/2025

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सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५, पुणे शहर, पुणे

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५, पुणे शहर, पुणे

दिनांक २८/०३ /२०२५