

15/12/2018

Index -2

SroName : Joint S.R. Haveli 20

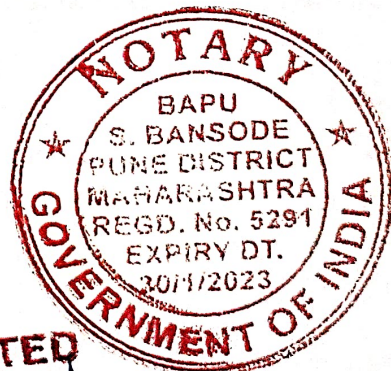
Doc No. : 17066/2018

Regn:63m

Village Name : Katraj

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.200000/-
- (3) Licence Fee
- a) Rs. 45000/- per month for the first 12 months,
b) Rs. 51000/- per month for the next 12 months,
c) Rs. 53500/- per month for the next 12 months,
d) Rs. 56228/- per month for the next 12 months,
e) Rs. 59040/- per month for the next 12 months.
- (4) Property Description Corporation: Pune, Other details: Land+Building/Shed No:-, Floor No:Second , Building Name:Shree Complex, Varad Building, Block Sector:Katraj , Road:Katraj Road , City:Katraj, District:Pune, Survey Number : 70, HISSA NUMBER : 1/1B/4, Leave and License Months:60
- (5) Area 3500 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Panhale Sachin Sudhakar Age: 41 Address: Building Name:A/9 Rajarshi Shahu Society , Block Sector:Opp Walvekar Lawn, Road:Pune Satara Road, City:Bibvewadi , District:PUNE, State:MAHARASHTRA, Pin:411037 PAN: ALKPP3749C
- (8) Licensee Name and Address Name: Maa Durga Shakti Mahila Sanstha National English Medium School Thru Its Authorised Director Trigunait Sudarshana Ramesh Age: 48 Address: Flat No:7, Floor No:-, Building Name:Laxminarayan Apartment, Block Sector:Pune, Road:69 Somwar Peth , City:Pune, District:PUNE, State:MAHARASHTRA, Pin:411011 PAN: ADVPT3692D
- (9) Date of Execution 30/11/2018
- (10) Date of Registration 05/12/2018
- (11) Registration Number/Year 17066/2018
- (12) Stamp Duty Rs.8193.00/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 20 :



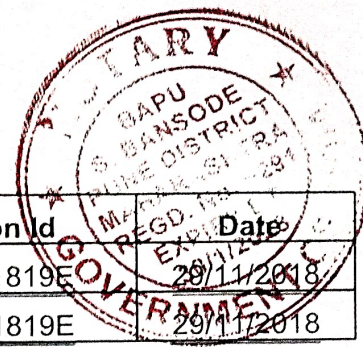
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Joint S.R. Haveli 20



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 8193.00/-	MH008816875201819E	29/11/2018
Registration Fee	Rs. 1000/-	MH008816875201819E	29/11/2018

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 30/11/2018 at PUNE

Between,

1) **Name:** Mr. Panhale Sachin Sudhakar, Age : About 41 Years, Occupation : Service, PAN : ALKPP3749C, Aadhaar: XXXX XXXX 7109 Residing at: Building Name: A/9 Rajarshi Shahu Society, Block Sector: Opp Walvekar Lawn, Road: Pune Satara Road, Bibvewadi, PUNE, MAHARASHTRA, 411037

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. Maa Durga Shakti Mahila Sanstha National English Medium School Thru Its Authorised Director Trigunait Sudarshana Ramesh, Age : About 48 Years, Occupation : Business, PAN : ADVPT3692D, Aadhaar: XXXX XXXX 1974 Residing at: Flat No: 7, Floor No:-, Building Name: Laxminarayan Apartment, Block Sector: Pune, Road: 69 Somwar Peth, Pune, PUNE, MAHARASHTRA, 411011

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

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

AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 60 Months commencing from 01/01/2019 and ending on 31/12/2023, 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 Non-Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

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





1) **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 60 Months commencing from 01/01/2019 and ending on 31/12/2023

2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

- a) Rs. 45000/- (Forty-Five Thousand Only) per month for the first 12 months,
- b) Rs. 51000/- (Fifty-One Thousand Only) per month for the next 12 months,
- c) Rs. 53500/- (Fifty-Three Thousand Five Hundred Only) per month for the next 12 months,
- d) Rs. 56228/- (Fifty-Six Thousand Two Hundred and Twenty-Eight Only) per month for the next 12 months,
- e) Rs. 59040/- (Fifty-Nine Thousand and Forty Only) per month for the next 12 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 200000 interest free refundable deposit, for the use of the said Licensed premises.

3) **Payment of Deposit:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 051393, dated – 01/12/2018, drawn on the Licensee's Banking Account with Union bank Bank, Somwar Peth, Pune Branch. Amount Rs. 200000/- (Two 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) **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.

6) **Use:** That the Licensed premises shall only be used by the Licensee for Non-Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government.

7) **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.

8) **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.



9) Inspection: That, the Licenser shall on reasonable notice given by the Licenser 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.

10) Lock in period: Both the parties have agreed to set a lock-in period of 24 months during which neither the Licenser 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 Licenser license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licenser shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) 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 Licenser 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 Licenser as mentioned earlier.

12) 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 Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensee and her belongings from the Licensed premises, without recourse to the Court of Law.

13) Miscellaneous: After the completion of tenure or breach of contract the Licensee shall handover the premise in good condition. The licensee shall not use the premise for any loan purpose. The licensee shall use the premises only for educational institute and other educational related work. If any mishap happens during the license period then there shall be liability of licensee. If any other charges, maintenance require by the society then it shall be borne by the licensee only. That the Licenser Shall not liable for any theft, damage or injury to any person or property of Licensee whatsoever by fire, rain, short circuit, earthquake, leakage, breakage or bursting of water pipe or electricity etc. in the said licensed property or from any cause whatsoever which is beyond the control of the Licenser.

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

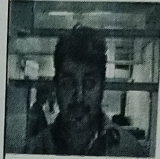

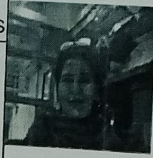

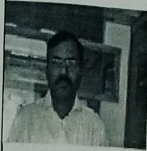



SCHEDULE I

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



All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. - Building :3500 Square Feet, situated on the Second Floor of a Building known as 'Shree Complex Building' standing on the plot of land bearing Survey Number :70 & HISSA NUMBER :11184, Katraj Road, Location: Katraj, of Village:Katraj, situated within the revenue limits of Tehsil Katraj 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 in the way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

Name & Address	Photo	Thumb Image	Digitally signed
Licensor Mr.Panhale Sachin Sudhakar Address: Building Name:A/9 Rajarshi Shahu Society, Block Sector:Opp Walvekar Lawn, Road:Pune Satara Road, Bibvewadi, PUNE, MAHARASHTRA, 411037			Not Available
Licensee Mrs./Shrimati/Miss.Maa Durga Shakti Mahila Sanstha National English Medium School Thru Its Authorised Director Trigunait Sudarshana Ramesh Address: Flat No:7, Floor No:-, Building Name:Laxminarayan Apartment, Block Sector:Pune, Road:69 Somwar Peth, Pune, PUNE, MAHARASHTRA, 411011			Not Available
Witness of execution of all executants Meshram Vipinchandra Deoman Address: Flat No:1, Floor No:1, Building Name:Ashtavinayak Vihar wing A-1, Block Sector:Dhankawadi, Road:S.No 23/11 Balaji Nagar, Pune, PUNE, MAHARASHTRA, 411043			Not Required
Witness of execution of all executants Dangi Supriya Bhavarlalji Address: Building Name:Upper Indira Nagar, Block Sector:VIT College, Road:Bibvewadi Road, Pune, PUNE, MAHARASHTRA, 411037			Not Required



All that constructed portion being Non-Residential unit bearing Land+Building/Shed :3500 Square Feet, situated on the Second Floor of a Building known as 'Shree Complex Building' standing on the plot of land bearing Survey Number :70 & HISSA NUMBER :1 Katraj Road , Location: Katraj , of Village:Katraj,situated within the revenue limits of Tehsil 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 way of putting thumb impression electronic signature hereto in the presence of witness, who identifying the executants, on the day, month and year first above written.

Name & Address	Photo	Thumb Image	Digitally signed
<u>Licensor</u> Mr.Panhale Sachin Sudhakar Address: Building Name:A/9 Rajarshi Shahu Society , Block Sector:Opp Walvekar Lawn, Road:Pune Satara Road, Bibvewadi , PUNE, MAHARASHTRA, 411037			Not Available
<u>Licensee</u> Mrs./Shrimati/Miss.Maa Durga Shakti Mahila Sanstha National English Medium School Thru Its Authorised Director Trigunait Sudarshana Ramesh Address: Flat No:7, Floor No:-, Building Name:Laxminarayan Apartment, Block Sector:Pune, Road:69 Somwar Peth , Pune, PUNE, MAHARASHTRA, 411011			Not Available
<u>Witness of execution of all executants</u> <u>Meshram Vipinchandra Deoman</u> Address: Flat No:1, Floor No:1, Building Name:Ashtavinayak Vihar wing A-1, Block Sector:Dhankawadi , Road:S.No 23/11 Balaji Nagar , Pune, PUNE, MAHARASHTRA, 411043			Not Required
<u>Witness of execution of all executants</u> <u>Dangi Supriya Bhavarlalji</u> Address: Building Name:Upper Indira Nagar , Block Sector:VIT College , Road:Bibvewadi Road , Pune, PUNE, MAHARASHTRA, 411037			Not Required



Admission Of Execution / Identification

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


Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
Licensor Panhale Sachin Sudhakar XXXX XXXX 7109	29/11/2018 07:48:44 PM	29/11/2018 07:48:53 PM	Sachin Sudhakar Panhale, Male, XXXX XXXX 7109 
Licensee Maa Durga Shakti Mahila Sanstha National English Medium School Thru Its Authorised Director Trigunait Sudarshana Ramesh XXXX XXXX 1974	29/11/2018 07:46:31 PM	29/11/2018 07:46:43 PM	Sudarshana Ramesh Trigunait, Female, XXXX XXXX 1974 
Identifier for all executants Meshram Vipinchandra Deoman XXXX XXXX 8219	30/11/2018 10:35:08 AM	30/11/2018 10:35:13 AM	Vipinchandra Deoman Meshram, Male, XXXX XXXX 8219 
Identifier for all executants Dangi Supriya Bhavarlalji XXXX XXXX 0007	30/11/2018 10:15:41 AM	30/11/2018 10:15:47 AM	Supriya Bhavarlalji Dangi, Female, XXXX XXXX 0007 

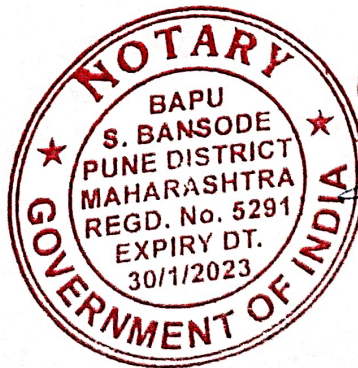


Thumb Impression of SRO

Registered as Document No.17066/2018 at the Joint S.R. Haveli 20 on 05/12/2018



397/17066/2018	Registration No. :39M	6:36 PM
Receipt		
Village Name: Katraj	Receipt No.:17495	Date: 05/12/2018
Document No.: HVL20/17066/2018		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Sachin Sudhakar Panhale		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Maa Durga Shakti Mahila Sanstha National English Medium School Thru Its Authorised Director Trigunait Sudarshana Ramesh is received for registration.		
Joint S.R. Haveli 20		
Stamp duty of Rs.8193.00/- is paid by GRN MH008816875201819E on 29/11/2018 Registration fee of Rs.1000/- is paid by GRN MH008816875201819E on 29/11/2018		
Thumb Impression of Joint S.R. Haveli 20 : 		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		



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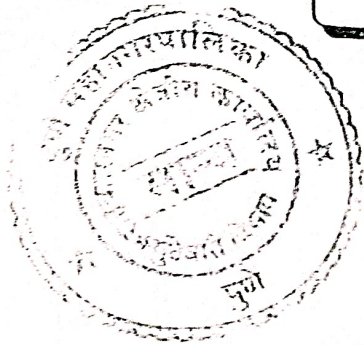
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B. S. Bansode
ADV. & NOTARY
GOVT. OF INDIA



Joint S.R. Haveli 20



वांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ५१५६ ए. ए. ३१.
दिनांक - १ / १ / ०५ .

(श्री/श्रीमती) मो. भारती सुधाकर पवडाके द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री./श्रीमती , रा. ... सहित पेठ
पुणे ३८ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) लोहाजी
/ स.नं. / हिस्सा नं. / प्लॉट नं. / सोसायटी / कॉलनी
मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. ३२४२
दि २६.१.०३ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

अ) नकाशामधील भूखंडाचे क्षेत्र ४८४.६० चौ.मी.

अ) नकाशामधील भूखंडाचे क्षेत्र ०.८७... चौ.मी.
 व) नकाशामधील बांधकाम क्षेत्र ०.८७... चौ.मी. (अक्षरी क्षेत्र ०.८७... चौ.मी.)

टीप :-

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
 - २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकला भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
 - ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
 - ४) यापुढील पत्रव्यवहार करताना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

~~10/10/55~~
इमारत निरीक्षक

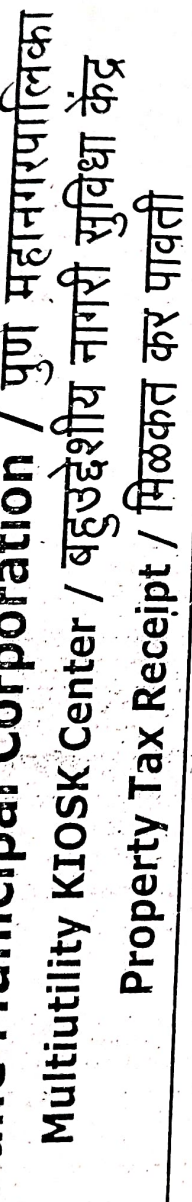
बांधकाम नियंत्रण क्र.

पाने गद्यनगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

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41. 11. 1942
41. 11. 1942



KIOSK ID : 6031
Date & Time : 16-Apr-2016 4:09 pm

Challan Number	:	160416-6031-9208
Transaction ID	:	60311
Property ID Number	:	P/D/01/02442000
Billing Name	:	SMT BHARTI SUDHAKAR
Owner Name	:	SMT BHARTI SUDHAKAR

Payment Description / तपशील	Amount / रक्कम
...	...

Property Desc	: S NO 70M/1B/4 KATRAJ PUNE 411 043	557.00
Transaction Type	: CHEQUE	
DD/Cheque Number	: 915722	
Bank Name	: STATE BANK OF INDIA (SBI)	
Year	:	

Received Sum of Rs. / एकुण रक्कम रु.

225

Sign. / स्वाक्षरी

- Received Sum of Rs. / एकुण रक्कम**
- This Copy is issued subject to realisation of cheque
 - Please check particulars and amount before leaving the counter
 - For property Tax updation queries pls call : 9011075060
 - visit us at www.punecorporation.org
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