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भासरी

Saturday, June 08, 2024

1:44 PM

Original/Amplified

मौखी नं. 388

दिनांक: 08/06/2024

भासरी नं. 11896 दिनांक: 08/06/2024

सोदाचे नाव बदलाचे सुट्टे  
दस्तावेजाचा क्रमांक: 21-118503-2124  
दस्तावेजाचा प्रकार: 38-क-रिप्ले वीट बायबायना  
सोदा बदलाचे नाव -- बसिमता भादुला व्यापारी

मौखी फी

रु. 1000.00

दस्तावेजाची फी

रु. 500.00

प्रामाणिकता 28

रक्कम

रु. 1500.00

सोदाचे मुल्य रु. 115000/-

सोदाचा रकम

सोदाचे मुल्य रु. 44300/-

1) दस्तावेजाचा प्रकार: DHO-कानून 280/-

दस्तावेजाचा क्रमांक: 18241533-1802 दिनांक: 08/06/2024

सोदाचे नाव बदलाचे

2) दस्तावेजाचा प्रकार: eOralan क्रमांक: रु. 1000/-

दस्तावेजाचा क्रमांक: M-101308-42592024-25 दिनांक: 08/06/2024

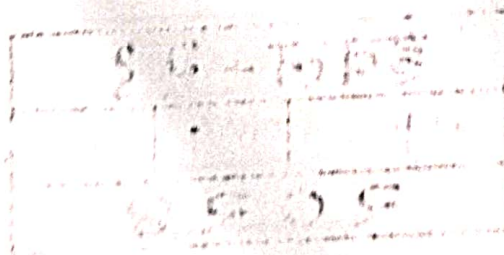
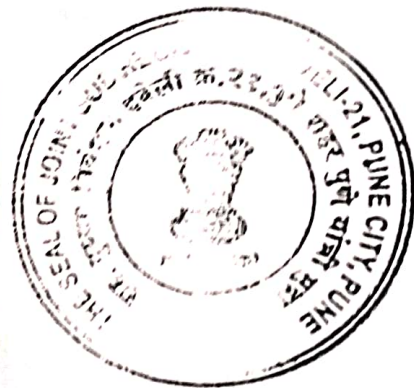
सोदाचे नाव बदलाचे





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624059911302	Date 05/06/2024
Received from Vineet Educational Charitable Institute , Mobile number 9886666666, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name MAHB	Date 05/06/2024
Bank CIN 10004152024060510691	REF No. 014276071
This is computer generated receipt, hence no signature is required.	

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### LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT IS MADE AND EXECUTED ON 15<sup>TH</sup>  
DAY OF 05 JUNE 2024 AT PUNE

Between

**BMT. ABMITA PANDURANG VYAPARI**

Age: 80 Years, Occupation: Business, PAN: AAKPV5038M,  
Residing at: Survey No. 57, Narhe Gaon, Near Greenland  
County, Pune, Maharashtra, Pin: 411 041.

HERINAFTER 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

**VINEET EDUCATIONAL CHARITABLE INSTITUTION**

(Trust) Residing at: Flat No: Floor No: Building Name:  
Block Sector : VADGAON BUDRUK, Road : KATRAJ BY  
PASS ROAD, Pune, Maharashtra 411 041

Through its Trustees,

1) **MRS. VRUSHALI ABHIJEET KULKARNI**, Age: 55  
Years, Occu: Consultant, Residing at: Flat No 502,  
A wing, Raheja Vistas, Raheja Vihar, Chandivali,  
Mumbai-400072

2) **MRS. SWATI SACHCHIDANAND DANDEKAR**, Age  
53 Years, Occu: Service, Residing at: 206, Akshay  
Residency, Anand Nagar, Sinhgad Road, Pune,  
Maharashtra, 411 051



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HEREINAFTER called 'the Licensee' (which expression shall mean and include only License 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 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 24 Months commencing from 01/09/2023 and ending on 31/08/2025, 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 aforesaid Non-Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

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

1) **Commencement:** 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 24 Months commencing from 01/09/2023 and ending on 31/08/2025.

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. **2,25,000/-** (Two Lakh Twenty-Five Thousand Only) per month for the first 12 months.

b) Rs. **2,50,000/-** (Two Lakh Fifty Thousand 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.

3) **Payment of Deposit :** That the Licensee have paid interest free refundable deposit by Cheque No. 325632, dated-16/12/2011, drawn on the Licensee's Banking Account with The vishweshwar Sahakari Bank Ltd. Bank, Sinhgad Road Pune





Branch. Amount Rs.10,50,000/- (Ten Lakh Fifty Thousand Only).

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

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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 Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself/herself/themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.
- 10) **Cancellation** : That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.



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- 11) **Possession** : That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his/her/their goods and belongings.
- 12) The Licensee shall peacefully hold and enjoy the deemed premises during period of License without any interruption or disturbance by the Licensor or any other person or persons claiming through the Licensor.
- 13) It is expressly agreed that the Licensor shall be deemed to have legal possession of the licensed premises and the Licensee shall not claim any right over the premises by way of tenancy, sub-tenancy or any other right title or interest in any manner whatsoever in the licensed premises. The Licensee shall not assign or transfer the license granted herein or sub-license or sublet or underlet the use of the said premises or any part thereof to any person or persons on any ground or under any circumstances whatsoever during the continuance of the license. In this respect it is expressly agreed that license for the use of the said premises hereby granted to the Licensee is not transferable but for the use of Licensee and the Licensee shall not acquire any interest in the said premises save and except as may be created in this agreement.

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- the parties and the Licensee shall not claim any ownership of the right.
- 17) It is agreed that if the Licensee commits any breach of the terms and conditions of this Agreement, the Licensor shall be entitled to revoke the license hereby granted after giving the Licensee one month written notice to remedy the breach complained of. On expiry of the said period of one month, the default complained of not having been remedied, the license hereby granted shall stand revoked.
- 18) If the Licensee applies/procure any loan or credit by giving the address of licensed premises, the full and final responsibility of any such liability will solely be of the licensee and Licensor in no way be responsible for the same.
- 19) The licensee shall not assign, mortgage or charge or otherwise transfer licensed premises. Use or occupation of the licensed premises other than the licensee shall be a breach of this covenant.
- 20) The Licensor shall have first lien on the Security Deposit of Rs. 10,50,000/- (Ten Lakh Fifty Thousand Only) in respect of any amount outstanding and due under this agreement.
- 21) The Licensee shall observe the rules, regulations and bylaws of the society viz. Dhanlaxmi society to the extent these are required to be observed by the Licensee as the occupant of the premises or any part thereof. The Licensee shall not do, omit to do or



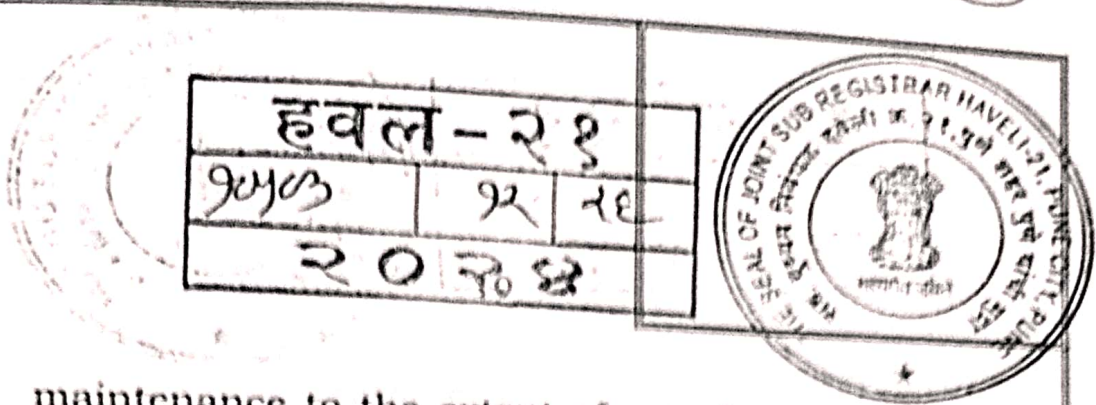
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suffer to be done anything whereby the Licensor's right to hold the said premises is prejudiced, avoided, forfeited or extinguished or jeopardized in any manner.

- 22) The Licensee shall not do anything which is not permissible or it prohibited under law or is in contravention of any orders of central/state or local authorities.
- 23) The Licensor hereby agrees and have no objection to use the address of the said premises for the purpose of Income Tax, Sales Tax and Excise Dept or for any other purpose related to the State/Central/Govt/Local Authority/Bank Loan's and or any other such authority. Licensee can also use the address as mailing address of Licensee for the purpose of the correspondence. The Licensee shall indemnify the Licensor against any such adversary which may affect adversely the interests of the Licensor or the possessions of the Licensed premises by the Licensor.
- 24) The Licensor shall not in any event be responsible or liable for any loss or damage to any person/s, goods or property of the Licensee whatsoever be the cause of such loss or damage.
- 25) **Repairs and Maintenance :-**

It is agreed between the parties that the Licensee shall be responsible to incur cost of repairs and



maintenance to the extent of any damage cause to the property by act of Licensee.

The Licenser shall not provide any furniture in the Licensed premises. The Licensee shall be at liberty to install Furniture, temporary fittings and fixtures without damaging and destroying any portions of the demised premises.

**26) Insurance :-**

The Licenser shall be responsible to bare cost of insurance in respect of license premises and all immovable property thereof.

**27) Indemnity :-**

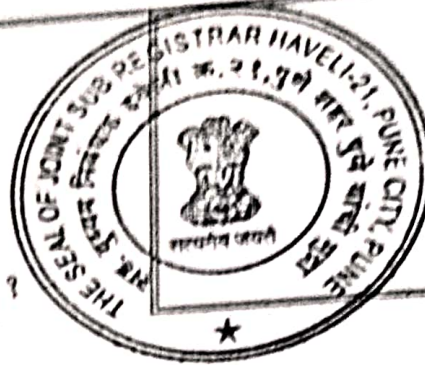
The Licenser hereby agree to indemnify and keep indemnified the Licensee against any future claims, losses, damages etc. on account of entering into this license agreement. The Licenser confirms that they are empowered to enter into this license agreement.

**28) Dispute Resolution :** All disputes arising between the parties in connection to this agreement shall be resolved mutually and in a spirit of fairness to each other. This agreement shall be subject to exclusive jurisdiction of Court at Pune only.

**29)** On expiry of the period of the license or earlier determination hereof, the Licensee shall hand over vacant and peaceful possession of the demised



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premises to the Licensor in good condition premise subject to normal wear and fear.

### 30) Outgoing Charges

It is agreed between the parties that the Licensee shall pay to the Government, Municipal Taxes, Property taxes and other taxes, levies and outgoings for the past and present period in respect of licensed premises up to the date and future periods whenever falling due. This is required up to the date and future periods whenever falling due. This is required to ensure uninterrupted occupation by the Licensee during the period of license.

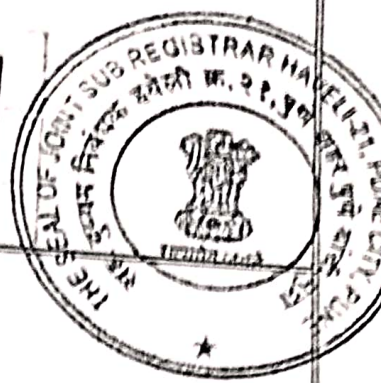
The Licensee shall pay electricity (however any additional demand for security deposited by MSEDCL shall be borne by the Licensor) and water charges on actual basis. The Licensee shall also pay the maintenance charges for the common facilities.

**31) Miscellaneous :** Deposit Amount Rupees ten lakh fifty thousand only carried forward for this Leave and Licenses Agreement.

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



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**SCHEDULE**

(Being the correct description of premise which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Office No. SCHOOL PREMISES, Built-up : 7000 Square Feet, situated on the GROUND PLUS THREE Floor of a Building known as 'SCHOOL PREMISES 7000 SQ FT' standing on the plot of land bearing Survey Number : 53/1/1, Road : SINHGAD ROAD, Location : Vineet Dhanalaxmi Society, VADGAON BUDRUK PUNE 411 041, of Village : Vadgaon budruk, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

IN WITNESS WHEREOF the parties hereto in the presence of witness who are identifying the executants, on the day, month and year first above written.

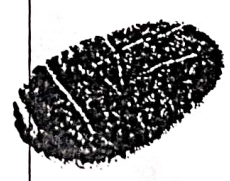
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT ON THE DATE AND AT THE PLACE HEREIN BEFORE FIRST MENTIONED

**SMT. ASMITA PANDURANG VYAPARI**  
**ASSIGNOR**

Photo



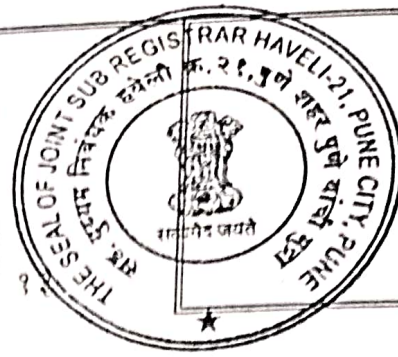
L.H.T.I. & Signature



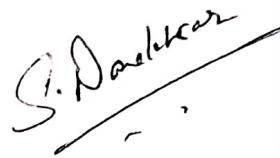




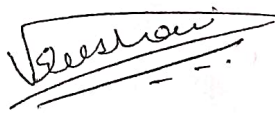
*Asmita Pandurang Vyapari*


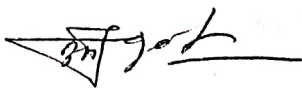


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VINEET EDUCATIONAL CHARITABLE INSTITUTION	
Through its Trustee <u>MRS. SWATI DANDEKAR</u>	
	L.H.T.I. & Signature  

VINEET EDUCATIONAL CHARITABLE INSTITUTION	
Through its Trustee <u>MRS. VRUSHALI KULKARNI</u>	
	L.H.T.I. & Signature  

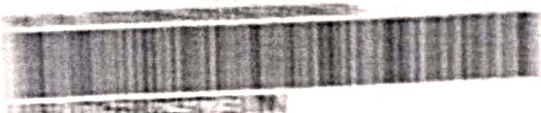
Witnesses	
Name & Address Mrs. Veena Ramesh Shivolikar, pune	Signature 
Name & Address Mr. Balharushna B. Jayade Vadgaon, Pune.	Signature 



प्रमाणित प्रमाणिका

प्रमाणित प्रमाणिका / प्रमाणित प्रमाणिका / प्रमाणित प्रमाणिका

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भारतीय विशिष्ट आयुध प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोटिफिकेशन क्रमांक / Enrollment No 2017/90420/02386

To,  
स्वाती सच्चिदानंद दंडेकर  
Swati Sachchidanand Dandekar  
W/O: Sachchidanand Dandekar  
Santosh Hall  
Sinhagad Road  
Near Santosh Bekari  
Pune City  
Anandnagar Pune City Pune  
Maharashtra 411051  
9850846269

Ref 531 / 23G / 855950 / 856965 / P



SH062449315FT



आपला आधार क्रमांक / Your Aadhaar No. :

**6544 6980 3916**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
Government of India



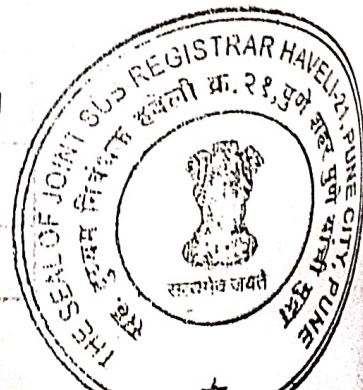
स्वाती सच्चिदानंद दंडेकर  
Swati Sachchidanand Dandekar  
जन्म वर्ष / Year of Birth : 1971  
स्त्री / Female



**6544 6980 3916**

आधार - सामान्य माणसाचा अधिकार

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२०२०		







*P. Dabur*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

VRUSHALI ABHIJEET KULKARNI  
PANDURANG BHASKAR VYAPARI

03/04/1969  
Permanent Account Number  
AAQEW8748B

Signature

*Vyapari*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAKPV5038M

नाम / NAME  
ASMITA PANDURANG VYAPARI

पिता का नाम / FATHER'S NAME  
RAMCHANDRA SHANKAR JOSHI

जन्म तिथि / DATE OF BIRTH  
04-08-1945

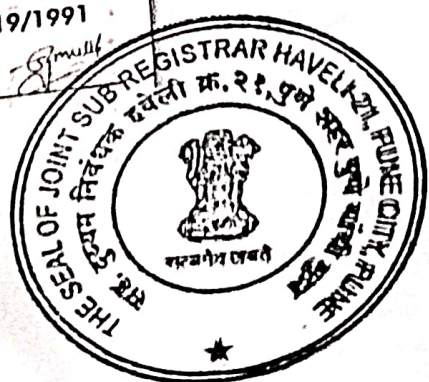
हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे  
Commissioner of Income-tax, Pune

*M. P. Vyapari*

**PUNE BAR ASSOCIATION**  
Reg. No. F/780/Pune  
Adv. Bidkar Manoj S.  
Sanad No. : MAH/919/1991  
PBA/PM/NO. : 146

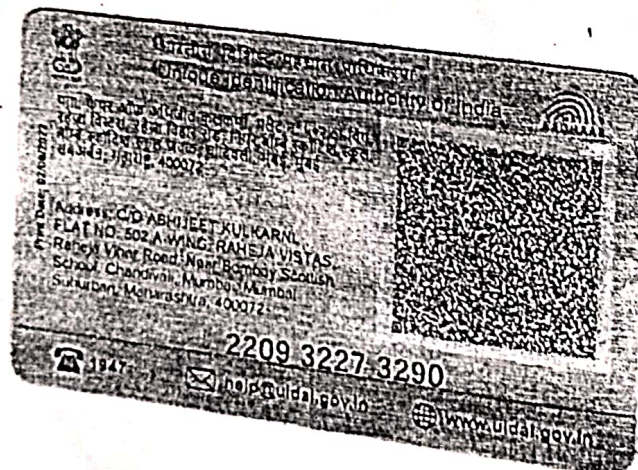
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*Vishal*



*Vishal*

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२०२४	





Estd 2002

**Vineet Educational Charitable Institution**  
S. No. 53 / 1 / 1, Behind Yashaganga Marble Opp. Old Toll Naka, Katraj By-pass  
Wadgaon (BK), Pune 411 041. Phone: 020 24350677

Date: 03

Ref No

This has been resolved that Mrs. Asmita Pandurang Vyapari has been appointed to represent the trust for execution and registration of leave and license agreement for a school premises named as "Dnyanadeep English Medium School" located at Vadgaon (BK), Pune. and Narhe premises. Ms. D.

For Vineet Educational Charitable Institution

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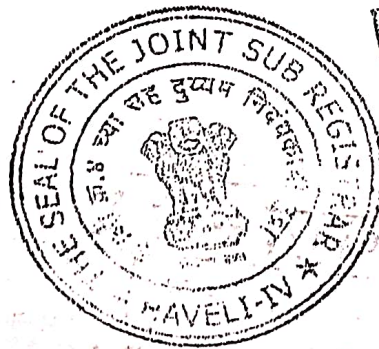


Educational Charitable Institution

Ms. A. Pandurang

Turstees Authorised Signatory

Asmita Pandurang Vyapari



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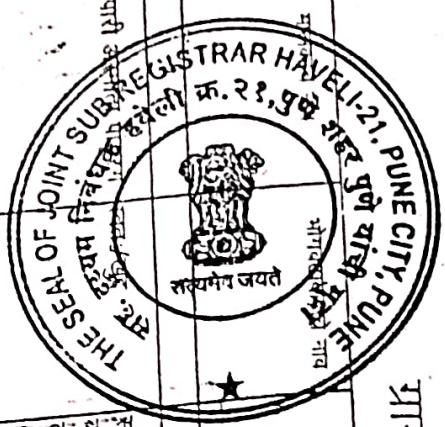
01-E



मौलिक

सन २०१८ - २०१९ सालासाठी करात  
प्रती व जागगी याची २०१५-२०१६ आकारणी यादी  
Assessment List Extract (Format No.8)

# ग्रामपंचायत नहे तालुका हवेली जिल्हा पुणे



हवेल - २३  
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२०२४

मालमतेचे वर्णन	मालका नाव	क्षेत्रफल चौ. फु.	रजिस्ट्रार दर प्रति चौ.मी. (रुपये)		प्रस्तावित दर	प्रस्तावित मूल्य (रुपये)	काढाव (रुपये)	कराची रक्कम रुपये		एकुण	नंतर वाढ किंवा घट
			जमीन	इमारत बांधकाम				हजेरात कर	आरोग्य कर		
समूह नं. ५७/२/१ मध्ये बांधकाम आर.सी.सी. तळमजला - १४४७ चौ.फु. (वर्चमान रुम - १९२ चौ.फु.)	चौ.फु.	२००२	०	४३९५०	१५४००	०.८०	१६३३२३००	२.००	१००९९	५१७२५	
चौ.फु.	४८७७.००	२०१६	०	४३९५०	१७६००	१.००	१९९९३२४२	२.००	३९८२६		
चौ.फु.	९८७७.००								५०६२५		
चौ.फु.									५०		
चौ.फु.									५०		
चौ.फु.									०		
चौ.फु.									९०००		

ग्रामपंचायत हनुम नवकल अर्जदार श्री / सी. यांचे अर्जावरून उतरता तयार केला आहे.

दिनांक १६/०५/२०१८  
Date 16/05/2018

*(Signature)*  
कराची

ग्रामविकास आ  
ग्रामपंचायत  
ग्रामसेवा / ग्रामविकास  
Gramsevak/Village Dev





