

Receipt (pavti)

386/18891

Wednesday, July 09, 2025

5:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 20009 दिनांक: 09/07/2025

गावाचे नाव: पिंपरी वाघेरे

दस्तऐवजाचा अनुक्रमांक: हवल18-18891-2025

दस्तऐवजाचा प्रकार : 36-अ-लिव्ह अॅड लायसन्सेस

सादर करणाऱ्याचे नाव: रुपचंद दमनदास धर्माणी

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 17

एकूण:

रु. 1680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:55 PM ह्या वेळेस मिळेल.

सह दु.नि. हवेली 18

बाजार मुल्य: रु.0/-

मोबदला रु.41600/-

भरलेले मुद्रांक शुल्क : रु. 6300/-

सह-दुय्यम निबंधक
हवेली क्र.१८, पुणे,

1) देयकाचा प्रकार: DHC रक्कम: रु.680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0725094212056 दिनांक: 09/07/2025

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005107914202526P दिनांक: 09/07/2025

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH005107914202526P	BARCODE			Date	08/07/2025-12:13:31	Form ID	36A
Department: Inspector General Of Registration					Payer Details			
Type of Payment: Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
Office Name: HVL1_HAVELI NO1 SUB REGISTRAR					Full Name: ROOPCHAND DAMANDAS DHARMANI			
Location: PUNE								
Year: 2025-2026 One Time					Flat/Block No.			
					Ground floor Sikkibai Co-op. Housing Society Ltd.			
Account Head Details					Premises/Building			
Amount In Rs.					Road/Street			
0030046401 Stamp Duty					Plot No.114 CTS No. 1489,			
6300.00					Area/Locality			
0030063301 Registration Fee					Pimpri Camp, Pune			
1000.00					Town/City/District			
					PIN			
					4 1 1 0 1 7			
					Remarks (If Any)			
					SecondPartyName=SHIVANDAS REWACHAND DHARMANI			
					EDUCATIONAL TRUST~			
					Amount In			
					Seven Thousand Three Hundred Rupees Only			
					Words			
					7,300.00			
Payment Details PG2					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN			
					Ref. No.			
Cheque/DD No.					02003812025070800058			
					47368756			
Name of Bank					Bank Date			
					RBI Date			
Name of Branch					08/07/2025-12:14:00			
					Not Verified with RBI			
					Bank-Branch			
					PG2			
					Scroll No., Date			
					Not Verified with Scroll			

Department ID :
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822038632
हातूर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-385-18891	0002965469202526	09/07/2025-17:36:27	IGR025	1000.00
2	(S)-385-18891	0002965469202526	09/07/2025-17:36:27	IGR025	6300.00
Total Defacement Amount					7,300.00



हवल-९८



हवेली-१८		
१८८९	२	१५
२०२५		

LEAVE AND LICENSE AGREEMENT
For 60 Months

THIS AGREEMENT OF LEAVE & LICENCE IS MADE AND ENTERED INTO AT PIMPRI
ON THIS 9th DAY OF JULY IN THE YEAR TWO THOUSAND TWENTY FIVE

BETWEEN

1. MR. ROOPCHAND DAMANDAS DHARMANI

PAN NO. AECPD2386J, Aadhar No. 3617 1098 1021

Age: 61 Years, Occupation: Business,

R/at: 8-21, Sukhwani Castle, Opp. Dr. Nikam Hospital,

Pimpri, Pune - 411017.

Email id: roopchanddharmani46@gmail.com, M. No. 9822038632



हवेली-१८		
१८८९१	३	१५
२०२५		

2. MR. RAJU DAMANDAS DHARMANI,

PAN NO. AECPD2384L, Aadhar No. 6434 8907 8043

Age: 58 Years, Occupation: Business,

R/at: B-22, Sukhwani Castle, Opp. Dr. Nikam Hospital,

Pimpri, Pune - 411017.

M. No. 9822109864

Hereinafter collectively called as **"the Licensors"** (which expression shall wherever the context so requires or admits mean and include their respective legal heirs, successors, executors, administrators, assigns, etc)

..... Party of the FIRST PART;

AND

SHIVANDAS REWACHAND DHARMANI EDUCATIONAL TRUST

PAN NO. AASTS5241F

Having its registered address at Plot No. 114,

Near Sadhu Vaswani Garden, Pimpri, Pune - 411017

Through One of its Trustee:-

MRS. SHILPA ROOPCHAND DHARMANI

PAN NO. ALQPD4452Q, Aadhar No. 5269 5580 2475

Age: 55 Years, Occupation: Business,

R/at: B-21, Sukhwani Castle, Opp. Dr. Nikam Hospital,

Pimpri, Pune - 411017.

M. No. 9767379938

Hereinafter referred to as **"the Licensee"** (which expression shall, unless it be repugnant or contrary to the meaning thereof, shall mean and include its trustees, executors, administrators, assigns, etc.)

..... Party of the SECOND PART;



हवल-१८		
१८८९९	२	१५
२०२५		

WHEREAS:

- a) The Licensors is the owner of property more particularly described in the Schedule-II hereunder written.
- b) The licensee is a trust and has established a school under the name "Sikkibai Dharmani High School." The licensee is in need of premises for its classrooms / educational purpose. Therefore, the licensee approached the licensors herein and requested to grant permission to use and occupy said schedule property for temporary period of 60 months and further requested for constructing class rooms for education classes.
- c) The licensors herein had considered the request of the licensee and had granted said property on license basis to the licensee for the period of 60 months w.e.f. 01-04-2025 on the following terms & conditions.

NOW THIS LEAVE AND LICENSE AGREEMENT WITNESSETH AS FOLLOWS:

The Licensors hereby grant a License to the Licensee to use and occupy the 'said property', on the following terms and conditions in addition to above terms mentioned hereinabove:

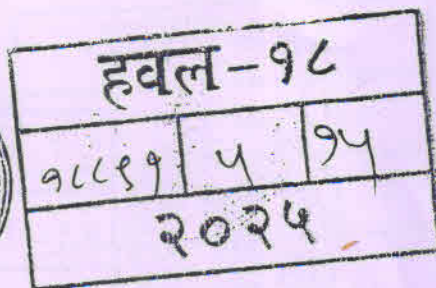
1. NATURE OF OCCUPATION:

The Licensee agrees and assures to use and occupy the 'said property' for the purpose of Education of its students and for conducting coaching classes as per its requirements.

2. LICENCE TERM:

- a) The Licensors hereby grant the Licensee a license to use and occupy the 'said property' for a period of **60 Months commencing from 01-04-2025 (referred to as 'Commencement date')** till **31-03-2030** (the period hereinafter referred to as Licensed Term/Period).

Deep



3. LICENSEE FEE:

- a) The Licensee for using the said property on leave and license basis shall pay monthly license fee to the Licensors as per the table mentioned herein below. The said license fee shall be payable at the end of every year.

Sr. No.	License Period (From)	License period (To)	License fee (per Year)
1.	01-04-2025	31-03-2028	Rs.4,80,000/-
2.	01-04-2028	31-03-2030	Rs.5,28,000/-

[Hereinafter referred to as 'License Fee']

- b) The said property has three phase electricity meter bearing Consumer No. 170144038536. The parties agree that the licensee shall be liable to pay electricity charges as actual and further provide copy of electricity bill along with payment receipt to licensors.

4. SECURITY DEPOSIT:

It is hereby put on record that the licensee has not paid any security deposit to the licensors.

5. MAINTENANCE CHARGES/EXPENSES/TAXES:

- a) The Municipal taxes payable to the concerned authority shall be borne by the Licensor/licensee.
- b) All expense towards erection of classrooms and/or any other requirement of the licensee and its internal repairs, electrical charges and water charges shall be solely born by the Licensee.



हवेली-१८		
१८८९९	६	९५
२०२५		

6. COVENANTS OF LICENSEE:

The Licensee hereby covenants with the Licensors as bellow:

- a) The Licensee shall use the said property in a prudent manner for the above mentioned education purpose only.
- b) The Licensee shall maintain the same and use the said property with due care and diligence.
- c) The Licensee shall not carry out any work of permanent alteration whether structural or not, in or around the 'said property' or any portion thereof without consent of Licensors.
- d) The Licensee shall not hold the Licensors responsible or liable in any manner for any theft, loss or damage suffered by the Licensee or its staff, students, etc.
- e) The Licensee shall not do or permit to be upon the said premises anything which may be or become nuisance to the licensors or the occupiers of neighboring premises or which may prejudicially affect the rights of the Licensors.
- f) The Licensee shall not bring or store in the said premises any hazardous or otherwise material as may impair the safety of the said property.
- g) The Licensee shall perform and observe strictly hereof and also the laws for the time being in force and also the rules and regulations that are applicable to the said trust.

7. COVENANTS AND RIGHTS OF LICENSORS:

The Licensors' rights and covenants are as follows:-

- a) The Licensors, and/or representatives shall be entitled to enter into or upon the said premises for the purpose of inspection and/or verification of the said premises, during normal day hours and/or at the time of availability of licensee at home.

Done



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१८८९९	७	७५
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8. SUB LICENSE/ ASSIGNMENT:

- a) The licensee shall not assign sublet or enter into any legal agreement with the occupation of the whole or part of the 'said property' or permit the said premises granted to be used/occupied by any other party or person/s at any time of the License term or it's further extensions.

9. COMMUNICATION:

The parties hereto admit and agree that all notices, requests, consents or other communications required or permitted to be give under this 'Agreement' shall be in writing and may be hand delivered or sent by registered post or speed post acknowledgement due at the address mentioned hereinabove.

10. MISCELLANEOUS:

- a) Any forbearances or delay in enforcing any right by the Licensors will not amount to waiver and/or abandonment thereof.
- b) The parties hereto agree that, any variation, revision or amendment of any of the terms or provisions hereto shall not be valid or binding upon parties, unless the ~~same~~ is recorded by the parties hereto in writing.
- c) The Courts in the City of Pune within State of Maharashtra alone shall have exclusive jurisdiction to try any disputes arising out of this 'Agreement'.
- d) The stamp-duty, registration fees, advocates fee and such other incurred, in respect of this 'Agreement' and/or such other deeds/documents, shall be borne and paid equally by the licensors and the licensee.

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AAW



हवेली-१८		
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SCHEDULE
OF THE LICENSED PROPERTY

All that piece and parcel of **premises on Ground floor admeasuring 1780 Sq. feet** viz. as per title document residential flat area 263.1 sq. feet built up and parking area 1516.9 sq. feet and as per PCMC property records 2528 sq. feet (built up), situated in the building known as '**Sikkibai Co-op. Housing Society Ltd.**' constructed on land bearing **Plot No. 114** having corresponding **CTS No. 1489**, situated at Village Pimpri Camp of Revenue **Village Pimpri Waghere**, being and lying within the limits of Pimpri Chinchwad Municipal Corporation, having registration District Pune, Sub-registration District Haveli. The said land with building is bounded as under;

On or Towards:

East	:	Open space and then Plot No. 115
South	:	Open space and then portion of Plot No. 123 & 124
West	:	Open space and then plot No. 113
North	:	Open space and then main road

The licensed premises is bearing PCMC property No.07/04/00741 and electricity Consumer No.170144038536.

(Hereinafter referred to as '**said premises/property**' for the sake of the convenience and said premises is the subject matter of this Leave and License agreement

IN WITNESS WHEREOF the LICENSORS and the LICENSEE have put their respective signatures on the date, month and year first herein above written.

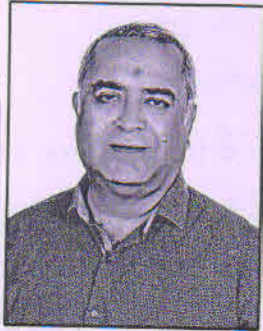


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Signed, Sealed & Delivered

By Withinnamed Licensors;

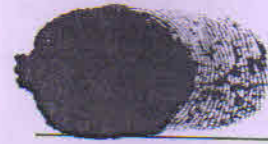
1. MR. ROOPCHAND DAMANDAS DHARMANI



Signature

Roop

Left Thumb
Impression



2. MR. RAJU DAMANDAS DHARMANI



Signature

Raju

Left Thumb
Impression



Signed, Sealed & Delivered

By Withinnamed Licensee;

SHIVANDAS REWACHAND DHARMANI EDUCATIONAL TRUST

Through One of its Trustee:-

MRS. SHILPA ROOPCHAND DAMANDAS DHARMANI



Signature

SRDharmani



Left Thumb
Impression





हवल-१८		
१८८९९	१०	१५
२०२५		

IN THE PRESENCE OF.....
WITNESSES:-

- 1) Sign: 
Name: Priyanka katariya
Address: Sadamangal Society, Yerwada, Pune - 411006
- 2) Sign: 
Name: Meet Matani
Address: Padam Society, Phase 2, Shastri Nagar, Pimpri - Pune
411017

09/07/2025, 17:36

386/18891

बुधवार, 09 जुलै 2025 5:36 म.नं.

Summary 1 (Dastgoshwara bhag 1)

दस्त गोषवारा भाग-1

हवेल 18

दस्त क्रमांक: 18891/2025

98194

दस्त क्रमांक: हवेल 18 / 18891 / 2025

वाजार मुल्य: रु. 00/-

मोवदला: रु. 41,600/-

भरलेले मुद्रांक शुल्क: रु. 6,300/-

दु. नि. सह. दु. नि. हवेल 18 यांचे कार्यालयात

अ. क्र. 18891 वर दि. 09-07-2025

रोजी 5:34 म.नं. वा. हजर केला.

पावती: 20009

पावती दिनांक: 09/07/2025

सादरकरणाचा नाव: रुपचंद दमनदास धर्माणी

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 17

एकुण: 1680.00

दस्त हजर करणाऱ्याची सही:

सह दु. नि. हवेली 18

सह दु. नि. हवेली 18

दस्ताचा प्रकार: 36-अ-लिक्व्ह अँड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिका क्र. 1 09 / 07 / 2025 05 : 34 : 27 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 09 / 07 / 2025 05 : 35 : 25 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण प्रजकुर, निष्पातक व्यक्ती साक्षीदार/ओळखरदार व सौबत जोडलेल्या कागदपत्रांचे अत्यंत गप्पासली आहे. *दस्ताची सत्यता, वैधता कायदेरीर बाबीसाठी दस्त, निष्पातक व कबुलीधारक हे स्वतः जबाबदार राहतील *दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

SADHARMANI

लिहून देणार

9/800P

लिहून देणार

2)

ppa





09/07/2025 5 39:01 PM

दस्त गोपवारा भाग-2

हवल 18

94199

दस्त क्रमांक: 18891/2025

दस्त क्रमांक: हवल 18/18891/2025

दस्ताचा प्रकार: -36-अ-लिक्ड अँड लायसन्सेस

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: रुपचंद दमनदास धर्माणी

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-21, सुखवानी कॅन्स्टल, डॉक्टर निकम हॉस्पिटल समोर, पिंपरी, पुणे, महाराष्ट्र, पुणे.
पिन नंबर: AECPD2386J

पक्षकाराचा प्रकार

लायसेन्सर

वय: -61

स्वाक्षरी: -

छायाचित्र

टमा प्रमाणित



2 नाव: राजू दमनदास धर्माणी

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-21, सुखवानी कॅन्स्टल, डॉक्टर निकम हॉस्पिटल समोर, पिंपरी, पुणे, महाराष्ट्र, पुणे.
पिन नंबर: AECPD2384L

लायसेन्सर

वय: -58

स्वाक्षरी: -



3 नाव: शिवनदास रेवाचंद धर्माणी एज्युकेशन ट्रस्ट तर्फे ट्रस्टी शिल्पा रुपचंद धर्माणी

पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं: 114, साधु वासवानी गार्डन जवळ, पिंपरी, पुणे, महाराष्ट्र, पुणे.
पिन नंबर: AASTS5241F

लायसेन्सी

वय: -55

स्वाक्षरी: -



SRD Aarmani

बरील दस्तऐवज करून देणार तयाकधीत 36-अ-लिक्ड अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिकका क्र.3 ची वेळ: 09 / 07 / 2025 05 : 37 : 38 PM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अँडवोकेट पूजा सुंदर पाहुजा

वय: 28

पत्ता: पिंपरी, पुणे

पिन कोड: 411017

छायाचित्र

टमा प्रमाणित

Pahuja

स्वाक्षरी



शिकका क्र.4 ची वेळ: 09 / 07 / 2025 05 : 38 : 02 PM

मह. दु. नि. हवेली 18

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ROOPCHAND DAMANDAS DHARMANI	eChallan	02003812025070800058	MH005107914202526P	6300.00	SD	0002965469202526	09/07/2025
2		DHC		0725094212056	680	RF	0725094212056D	09/07/2025
3	ROOPCHAND DAMANDAS DHARMANI	eChallan		MH005107914202526P	1000	RF	0002965469202526	09/07/2025

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

प्रमाणित करणेत येते की, या दस्तऐवजात

18891/2025