

#### CHALLAN MTR Form Number-6



GRN	MH004193337202223E	BARCODE			IIIII D	ate 29/06/2022-12	54:52	Form	ID (	5(1)	
Depart	tment Inspector Genera	l Of Registration			ATT L	Payer Del	ails				
Tuno	Stamp Duty of Payment Registration F	-00		TAX ID / T	AN (If An	y)					
Type c	or Payment Registration i	ce		PAN No.(If	PAN No.(If Applicable)						
Office	Name KED3_KHED 3 J	DINT SUB REGISTRA	AR	Full Name		MRS CHARUSH	ILA HIF	RAMAN	внијв	AL	-
Location	Location PUNE										
Year	2022-2023 One	lime		Flat/Block	Flat/Block No. MILAKAT NO						
	Account Head Details Amount In Rs.		Premises/I	Building							
003004	046401 Stamp Duty 27500.00 Road/Street		et	SHANKAR NAGA	AR ME	DANKA	RWADI	M			
003006	33301 Registration Fee		1000.00	00 Area/Locality KHE		KHED PUNE				1	
		Town/City/District									
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				Remarks (I	f Any)				111	Time.	
				La. 100961							
DEFACEO			A SECURITY OF	SCHOOL~							
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¥ 00	500.00										
28	500.00						471				
1	1011			Amount In Twenty Eight Thousand Five Hundred Rupees Only							
Total	FACE		28,500.00	Words	1						
Payme	nt Details BA	NK OF BARODA		reall, "	F	OR USE IN RECEI	VING B	BANK	27		
	Chequ	e-DD Details		Bank CIN	Ref. No.	0200394202206	290084	12 1292	2381572		
Chéque	e/DD No.			Bank Date	RBI Date	29/06/2022-12:5	4:52	30/0	6/2022		
Name o	of Bank			Bank-Branc	1	BANK OF BARC	DDA				
	f Branch		NO DECL	Scroll No. 1	ate	1,30/06/2022	7		AT I	-	
Departn	nent ID : This challan is valid for o लन केवळ दुख्यम निवंधक Signature	CINIC	UB- REGIST	च	à 53	17-3				1 15 1	
NOTE:- सदर च	This challan is valid for o लन केवळ दखग निवंधक	locument to be resident	stered in Sub/Regis	rar office o	nly Not	alid for unregister मिल करामयाच्या र	Mobile doci	No.: ument.	93	373956	3969
नाही.	Signature Verified	Not 5		loi riloj si	6 L	।। न करामयाच्या र	स्थासा	लि सद	र चलन	लागु	
		الرشا الما	(A) ) = 1	MI		) 20					
	Digita <del>lly S</del> igned VIRTUAL TRE	ASTRY W	मार्चित अधे		9	222	7				
Challa	n Deface MUMBAL03 Date: 2022.07 16:30:14 IST	64	बीड-भूपनी के		40	799					
Sr. No.	Reason: GRA	OCCUIC	ED-3 (FAINE)								
1	Do Rement		acement No.		nent Date			Defac	ement /	Amour	nt
2	(iS)-545-5165		157594202223		22-14.58.4					1000	0.00
		0002	157594202223		22-14:58:4	10.1011	1400		No let	27500	0.00
			The state of the s	Total Deface	ment Am	ount				28,500	0.00



#### **Receipt of Document Handling Charges**

PRN 2906202205959 Receipt Date 04/07/2022

Received from MRS CHARUSHILA HIRAMAN BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5165 dated 04/07/2022 at the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin

DEFACED

₹ 600

DEFACED

#### **Payment Details**

Bank Name	SBIN	Payment Date	29/06/2022
Bank CIN	10004152022062905545	REF No.	218031501243
Deface No	2906202205959D	Deface Date	04/07/2022

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





#### CHALLAN MTR Form Number-6



GRN MH004193337202223E BARCODE	IS PERSON OF I HAVE BEEN BUT A PASSED IN	NA DI DESCRIPTIONI DI DE	IIM Da	ate 29/06/2022-12:	54:52 F	om	n ID	6(1)	
Department Inspector General Of Registration				Payer Deta	ils				
Stamp Duty		TAX ID / T	AN (If Any	)					
Type of Payment Registration Fee		PAN No.(If	Applicable	)					Te way
Office Name KED3_KHED 3 JOINT SUB REGISTRAR		Full Name		MRS CHARUSHIL	A HIRA	MA	N BHU	IBAL	
Location PUNE									
Year 2022-2023 One Time		Flat/Block	No.	MILAKAT NO 3090					
Account Head Details	Amount In Rs.	Premises/	Building						
0030046401 Stamp Duty 27500.00			et	SHANKAR NAGAI	R MEDA	MK	ARWA	Ol	
0030063301 Registration Fee	1000.00 Area/Lo		Area/Locality KHED PUNE		NE				
		Town/City/District							
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		Remarks (	Іf Апу)						
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		SCHOOL-							
	A22 BIL	Amount In	Twenty	Eight Thousand Five	Hundre	ed F	Rupees	Only	
Total ,	28,500.00	Words							
Payment Details BANK OF BARODA		WE E	F	OR USE IN RECEIV	ING BA	NK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942022062	2900842	12	2923815	572	
Cheque/DD No.	The second second	Bank Date	RBI Date	29/06/2022-12:56	5:05	No	ot Verifi	ed with I	RBI
Name of Bank		Bank-Brand	ch	BANK OF BARO	DA				
Name of Branch		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.
सदर चलन केवल दुय्यम निवंधक कार्यालयात नोदणी करावयाच्या दस्तांसाती लागु आहे . नोदणी न करावयाच्या दस्तांसाती सदर चलन लागु नाही .



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# Department of Stamp & Registration, Maharashtra Receipt of Document Handling Charges PRN 2906202205959 Date 29/06/2022

Received from MRS CHARUSHILA HIRAMAN BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin.

	Pay	ment Details	
ank Name	SBIN	Date	29/06/2022
nk CIN	10004152022062905545	REF No.	218031501243

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





#### // Shree Gajanan. Prasanna/

#### / LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT IS MADE AND EXECUTED ON THIS 14<sup>th</sup> DAY OF JUNE 2022.

#### BETWEEN

#### 1. MR. HIRAMAN NIVRUTTI BHUJBAL

Age: 61 Years, Occ.: Business

#### 2. MRS. CHARUSHILA HIRAMAN BHUJBAL

Age: 54 Years, Occ.: Business,

Both Residing at: Flat No. 7, Lalitraj Park, Keshavnagar, Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSORS"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

PARTY OF THE FIRST PART.

#### AND

#### SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL

Through its Secretary

#### MR. DEEPAK MARUTIRAO SHINDE

Age: 60 Years, Occ.: Service,

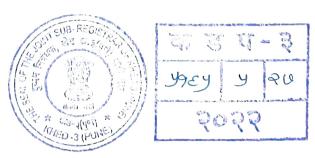
Residing at: A-4, Giriraj Housing Society, Bijlinagar, Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSEES"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

#### PARTY OF THE SECOND PART.

WHEREAS the owner /Licensor seized and possessed of ground and 1<sup>st</sup> floor admeasuring area 3800 Sq. Fit. alongwith construction of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune having its Grampanchyat Milkat No. 3090 and more particularly described in the schedule written hereinunder.



AND WHEREAS the Licensees are running the school under name and style as "SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL" and for that purpose they are in need of commercial premises.

AND WHEREAS the Licensees have requested the Licensor to give them the said premises for use as a school for 60 months i.e. 5 years on Leave and License basis from 01/07/2022 to 30/06/2027.

AND WHEREAS the Licensor has accepted the request of the Licensees and is ready to grant them a License to use and occupy the said premises for their School purpose for 60 months i.e 5 years.

#### NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1. The Licensor will allow the Licensees to occupy the said premises on leave and license basis, which is more particularly described in the schedule written hereunder, and the Licensees will so occupy the same for running the school.
- 2. The period of this License is agreed to be 60 months i.e. 5 years from 01/07/2022 to 30/06/2027.
- 3. The Licensee will pay the Licensor, license fee of Rs. 1,50,000/- (Rs. One Lac Fifty Thousand Only) per month for first year. The Licensee will pay the license fee in the name of Licensor No. 2 Mrs. Charushila Hiraman Bhujbal by cheque or PDC/ RTGS. Licensee fee will be increase 10 % for next Per Year.

No.	Period	Amount (Rs.)Per Month	Amount (Rs.)Per Year
1	1/07/2022 to 30/06/2023	1,50,000/-	18,00,000/-
2	1/07/2023 to 30/06/2024	1,65,000/-	19,80,000/-
3	1/07/2024 to 30/06/2025	1,81,500/-	21,78,000/-
4	1/07/2025 to 30/06/2026	1,99,650/-	23,95,800/-
5	1/07/2026 to 30/06/2027	2,19,615/-	26,35,380/-

4. The Licensees shall keep the said premises in hygienic, neat and clean condition and will not cause any nuisance and annoyance to anybody concerned.

5. The Licensor shall pay Grampanchayat taxes. M.S.E.D.C.L. charges & water charges will be paid by Licensees as per demand bill. GST Charges will also be paid by

I Licenseed.





- 6. The Licensor reserves right to visit the said premises during the business hours and in the presence of Licensees or its representatives.
- 7. If the Licensees fail to pay license fee for any month on or before the 5<sup>th</sup> day thereof, the Licensor is entitled to terminate this agreement. In that event, Licensees will have to quit and vacate the said premises.
- 8. The Licensees and their employees, students will use the said premises in a prudent manner and will not cause any damage to the fixtures, fittings and glass panels etc. If any damage is caused to the fixtures, fittings etc., the Licensees will make good the said damage at their own cost.
- 9. The Licensor has granted license to the Licensees for use for commercial purpose i.e. for school only.
- 10. It has expressly agreed that the intention of the parties in executing this agreement is to create a license. No. lease/tenancy is intended to be created by this agreement.
- 11. The Licensor is hereby making it clear that if the Licensees make any breach of any of the terms and conditions of this license, the Licensor is entitled to terminate this agreement.
- 12. If the Licensees want to vacate the said premises before the period of 60 months i.e. 5 years, as agreed hereinabove they must inform in writing to the Licensor three months in advance, of their intention so to do and if the Licensor needs the said premises before the expiry of license period, he shall also inform about his intention to the Licensees three months in advance, in writing.
- 13. The Licensor make it clear that the Licensees shall not mortgage the said premises and shall not take any loan from any Bank on the said property of the Licensor.
- 14. The Licensees have agreed that they will use the said premises for their commercial purpose use only and they will not sub-let the said premises to any third party.

#### SCHEDULE

All the piece and parcel of Ground and First floor admeasuring area 3800 Sq.Ffts. alongwith construction out of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune, Registration District Pune,



Sub-District Tal Khed and within the limits of Panchayat Samiti Khed, and Grampanchayat Chakan and within the jurisdiction of Sub-Registrar Khed, Tal. Khed, Dist. Pune having its Grampanchyat Milkat No. 3090 and Plot is bounded as follows:

On or towards East: open land of Mr. Hiraman Bhujbal

On or towards West: Remaining Property of Mr. Hiraman Bhujbal/ Shed

On or towards South: Remaining Property of Mr. Hiraman Bhujbal/ School Building

towards North: By property of Building.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT TODAY AT CHAKAN ON THE DAY DATE AND YEAR MENTIONED HEREINABOVE.





MR. HIRAMAN NIVRUTTI BHUJBAL

Hohvibal

MRS. CHARUSHILA HIRAMAN BHUJBAL





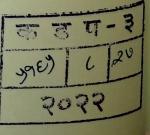


SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL
Through its Secretary
MR. DEEPAK MARUTIRAO SHINDE
(LICENSEE)

#### Secretary

Shree Swami Samarth Krupa Education Society Medankarwadi, Chakan





ग्राम चैतन्य

THE PERSON

ग्रामपंचायत मेदनकरवाडी तालका खेड जिल्हा पृणे; कोन १८५०००५४५१ . Email- - Grampanchayat e-Tax Bill नमुना न ९क बील - खलवार प्रत सन ०९/०४/२०२२ - ३१/०३/२०२३

	१९५८ चा ग्रामपंचायत कायदा कलम १२९ प भूजबळ हिरामण निवृत्ती			मोबाइल नं.
ी. व सी. :-	रवत: / खुद			मोबाइल मं
गवटादाराचे नाव :-  वाचे नाव :-	मेदनकरवाडी	बिल नंबर :-	3090	चालु आर्थिक वर्षातील पहिल्ला सहा महित्यांत संपूर्ण कराची रक्कम भरणा केल्याल चालु घरपटी करावर ५ टक्के सु
र्ड नंबर :- स्त्याचे नाव :-	वॉर्ड क्र.३ शंकरनगर	बिल दिनांक	08/04/2022	आणि चालू आर्थिक वर्षात संपूर्ण कराच्या कार्येच प्रयुगा न केल्यास यकीत घरपई
ळकत नंबर :- ना मिळकत नंबर :-	3080	देय दिनांक	28/04/2022	रक्कमेतर दरवर्षी ५ टक्के दंब आकरण्या वैर्डल

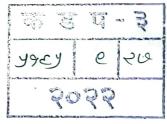
पलट नंबर - ।

रोधील ग्रामपंचायत याजकङ्क कळविण्यात येते की, आपणाकडे संदरहु ग्रामपंचायतीची बाजुस दिलेल्या तपशीलाग्रमाण रककम येणे निभत आई. ती यो बीलावर्यन मामसंबर्ध कर्मा कर्मा क्यां क्यां

२०२२ - २०२३ अखेर	मागील	चालू	एकुण:रक्कम	देय रक्कम	<ul> <li>कोणताही दार्थला , उतारा मिळणार नाही.</li> </ul>
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५ टक्के सूट	३० सप्टेबर पर्यंत	२३५४	30 111 14 111		ग्रामविकास अधिकारी प्राम्सरपंच







	ह) सभेस कोणी सन्माननीय गृहस्थ अगर अधिकारी हजर असल्यास त्यांची (हुद्यार respectable persons present सभेचे अध्यक्ष – Chairman of Meeting						ासह) नांवे Name & designations of officials &			
	विषय क्र. Subject No. Resolution No. Resolutions and subjects placed before meeting for discussion.									
	1	1	Overvier	o of last	t meet	ing 1	vas taken.			
	2	2	Overview of last meeting was taken.  Shree Swam: Samarth English Medium School,  Medankarwad; Chikan - Rent Agreement  to be done for coming 5 years was decided by							
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~			Eng.	Med. Scho	ol 2017	th -1.	Mr. H. N. Bhujbal Mr. Shreyas H. Bhujbal			
	THE SEAL OF THE PRINCIPLE OF THE PRINCIP	SUB-REGISTR.	3	954 99 S	<del>3</del> 80	- Mrs - Nla	. Charushila H. Bhijbal Namaata H. Bhijbal			
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प्रोसिडिंग बुक

#### सभेच्या कामकाजाच्या वृत्तांताचे पुस्तक

सूचना :- सभेस हजर असलेल्या सभासदांची नांवे गरजेप्रमाणे व जरुरीप्रमाणे स्वतंत्र कागदावर लिहून ती या कामकाजास जोडावीत. पान नं, Page No.

सभेस हजर असणाऱ्या सभासदांची नांवे

1) Mrs CH Bhijbal - (17) 2) Ms. NH Bhijbal -3) Mr. H. N. 13 higher - Wille 4) Mr. D. M. Shindle - Mr. DDShinds 6) Mr. S. D. Shindle - Mr. DDShinds 7) Mr. CN. Surve-

6) Mr.	S.D.Sh	'ade of.	
विषय क्र. Subject No.	तराव क्र. Resolution No.	सभेपुढे विचाराकरिता आलेले विषय आणि ठराव Resolutions and subjects placed before meeting for discussion.	शेरा व तारखेसह ठरावाची अंमलवजावणी Remarks & / or action taken on the resolution & date
		ON GUB-REGISTAL	
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		The second second	
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#### भारत सरकार Government of India

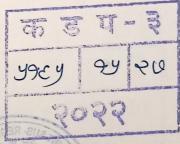
हिरामण निवृत्ती भुजबळ Hiraman Nivrutti Bhujbal जन्म तारीख / DOB : 01/06/1961 पुरुष / Male



7187 1102 1464

आधार - सामान्य माणसाचा अधिकार







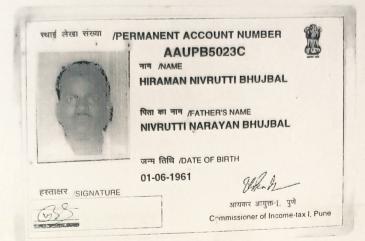
# अरदा है । इ अख्य प्राधिकरण

Unique Identification Authority of India

पत्ता फ्लॅंट न 07, लित राज पार्क, गजानन महाराज मंदिर समोर, तानाजी नगर, पुणे शहर, चिचवडगाव, पुणे, पुणे शहर, महाराष्ट्र, 411033 Address Flat No 07, Lalit raj Park, Opp Gajanan Maharaj Temple, Tanaji Nagar, Pune City, Chinchwadgaon, Pune, Pune City, Maharashtra, 411033

7187.1102 1464

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# अगयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

BHUJBAL CHARUSHILA HIRAMAN

VINAYAK RAMCHANDRA TARTE

27/05/1968 Permanent Account Number

AJCPB7075P

Fishingbal

Signature



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# भारत सरकार

# Government of India

To, चारशिला हिरामण भुजबळ Charusheela Hiraman Minost flat no-7 lalitraj park pimpri chinchwad link road Near darshan hall tanal wagar chinchwad Pune City Chinchwadgaon Pune Cith Rune Maharashtra 411033

Ref. 264 / 16G / 524709 / 526680 / P

9850907532



SH031708426FT



आपला आधार क्रमांक / Your Aadhaar No. :

3710 9297 9762

- सामान्य माणसाचा अधिकार



#### भारत सरकार Government of India

चारुशिला हिरामण भुजबळ Charusheela Hiraman Bhujbal जन्म वर्ष / Year of Birth : 1968 स्त्री / Female





3710 9297 9762

आधार - सामान्य माणसाचा अधिकार

(Ashiybal

Scanned with CamScanner



#### भारत सरकार GOVERNMENT OF INDIA



दीपन भागतीरात शिद Deepak Manutirao Shinde जन्म वर्ष / Year of Birth: 1963 पुरुष / Male



2006 4285 1207

आधार – सामान्य माणसाचा अधिकार

आयकर विमाग INCOME TAX DEPARTMENT



मारत सरकार GOVT. OF INDIA

SHINDE DEEPAK MARUTIRAO

M S SHINDE

12/05/1963

Permanent Account Number

BAHPS3696G





Summary 1 (Dastgoshwara bhag 1)

122, 3 38 PM 45,5165 ्रवार, 30 जून 2022 3:38 म.नं

दस्त गोषवारा भाग-1

मडप3 २५/२७ इस्त क्रमांकः 5165/2022

्रत क्रमांकः कडप3 /5165/2022

बाजार मुल्य: रु. 00/-

मोबदना: र. 1.81.500/-

भरतेले मुद्रांक शुल्कः रु.27,500/-

नोद्गी फी माफी असल्यास तपशिल :-

1) Fee Adjustment: Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

रूति. सह. दु. नि. कडप3 यांचे कार्यालयात

अ. कं. 5165 बर दि.30-06-2022

तेजी 2:55 म.नं. वा. हजर केला.

पावती:6253

पावती दिनांक: 30/06/2022

सादरकरणाराचे नाव: हिरामण निवृत्ती भुजवळ

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 600.00

पृष्टांची संख्या: 30

एकुण: 1600.00

Joint S.R.Khed 3 सह दुव्यम निबंधक

खंड क.३ (पुणे)

इन्ताचा प्रक्रार: 36-अ-लिव्ह अॅड लायसन्सेस

सह दुय्यम निबंधक खंड क्र.३ (पणे)

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

शिक्का क्रं. 1 30 / 06 / 2022 02 : 55 : 16 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 06 / 2022 02 : 58 : 35 PM ची वेळ: (फी)

- प्रतिज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण पंजकुर निचाइक व्यवती साक्षीदार व्यवती, ओळखंदेणा-यां व्यवती व त्यांचे दस्ता सोबत जोडलेले ओळखपत्र व दस्ता सोवत जोडलेली कागदपत्रांची सत्यता व खरेषणा, वेदाना, कागदेशीर वावीं दस्त निव्यदक व कवली वेणार यांनी तपासली व खात्री केली आहे. भविष्यात या वावत काही कायदेशीर वाच निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आव्ही खिकारली आहे.

any (Ashujbal





न्द्रत क्रमांक :कडप3/5165/2022 :गवा प्रकार :-36-अ-लिव्ह अँड लायसन्सेम

पक्षकाराचे नाव व पत्ता

नाव:हिरामण निवृत्ती भुजवळ

पत्ताःप्लॉट नः -, माळा नः -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे , महाराष्ट.

पॅन नबर:AAUPB5023C

नाव:चारुशीला हिरामण भुजबळ पत्ताःप्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे, महाराष्ट.

पॅन नंबर:AJCPB7075P

नाव:श्री. स्वामी समर्थ इंग्लिश मिडीयम स्कूल तर्फे सचिव दिपक

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ए -४, गिरीराज हौ.सोसायटी, बिजलीनगर, चिंचवड, पुणे , महाराष्ट्र, पुणे.

पॅन नंबर:BAHPS3696G

पक्षकाराचा प्रकार लाय्सेन्सार वय:-61 स्वाक्षरी:

लाय्सेन्सार

वय:-54

स्वाक्षरी:-

लाय्सेन्सी वय :-60

स्वाक्षरी:-

Summary





छायाचित्र







अंगरुगचा रुमा



क्रीन ट्रम्तऐवज करुन देणार तथाकथीत 36-अ-लिव्ह अॅड लायसन्सेस चा दस्त ऐवज करुन दिल्याचे कवुल करतात. िका क.3 ची वेळ:30 / 06 / 2022 03 : 40 : 50 PM

म्दर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अन् क्र. पक्षकाराचे नाव व पत्ता

नाव:अॅड, शांतराम दामगुडे - aय·50 पत्ता:चिंचवडगाव, पुणे पिन कोड:411033







णका क्र.4 ची वेळ: 30 / 96 √ 2022 03 : 41 : 57 PM

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3	MRS CHARUSHILA HIRAMAN BHUJBAL	eChallan		MH004193337202223E	1000	RF	0002157594202223	30/06/2022

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

Know Your Rights as Registrants

Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2 Get print immediately after registration.

For feedback, please write to us at feedback isarita@gmail.com

5165 /2022



प्रमाणित करणेत येते की, सदर दस्तामध्ये एकुण २० पाने आहेत.

सह दुय्यम निवंधक खेड क.३(पुणे)

पहिले पुस्तक ५९६५

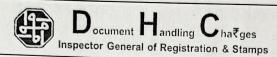
नंबर्ध शंदला. सह दुय्यम त्रिवंदक खंड का.३(पुण) दिनांक:30/६ /२०२२



#### CHALLAN MTR Form Number-6



GRN MH004197339202223E	BARCODE II IIII					18:03 F	orm ID	6(1	)	
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			Town/City/District							
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Name of Branch	5.03.	RECTO	Scroll No.	Date	1 30/06/2022					
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# **Receipt of Document Handling Charges**

PRN 2906202206242

Receipt Date 04/07/2022

Received from HIRAMAN NIVRUTTI BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5168 dated 04/07/2022 at the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin.

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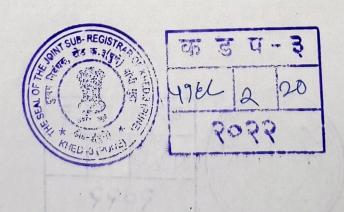
₹ 600

DEFACED

#### **Payment Details**

Bank Name	SBIN	Payment Date	29/06/2022
Bank CIN	10004152022062905809	REF No.	218031508546
Deface No	2906202206242D	Deface Date	04/07/2022

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





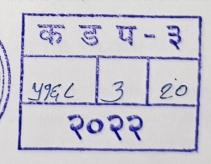
#### CHALLAN MTR Form Number-6



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Type of Payment Registration Fee		PAN No.(If	Applicable)						
Office Name KED3_KHED 3 JOINT SUB REGISTRAR		Full Name HIRAMAN NIVRUTTI BHUJBA			BAL				
Location PUNE									
Year 2022-2023 One Time	,	Flat/Block		MILAKAT NO 224	9				
Account Head Details	Amount In Rs.	Premises/Building  SHANKAR NAGAR MEDANKARWADI							
0030046401 Stamp Duty	30800.00	Road/Stre	et	SHANKAR NAGA	K MEL	JANK	OAKW	ADI	
0030063301 Registration Fee	1000.00	Area/Loca	lity	KHED PUNE					
		Town/City	District						
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Department ID : Mobile No. : 9373956 NOTE:-This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तासाठी लागु आहे . नोदंणी न करावयाच्या दस्तासाठी सदर चलन लागु 9373956969 Sour SUB- REG/S/

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#### Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN

2906202206242

Date

29/06/2022

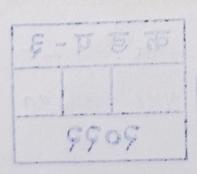
Received from HIRAMAN NIVRUTTI BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin.

#### **Payment Details**

Bank Name	SBIN	Date	29/06/2022	
Bank CIN	10004152022062905809	REF No.	218031508546	

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









/ LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT IS MADE AND EXECUTED ON THIS 14<sup>th</sup> DAY OF June 2022.

#### BETWEEN

#### MR. HIRAMAN NIVRUTTI BHUJBAL

Age: 61 Years, Occ.: Business, Residing at: Flat No. 7, Lalitraj Park, Tanajinagar, Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSORS"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

#### PARTY OF THE FIRST PART.

#### AND

#### SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL

Through its Secretary

#### MR. DEEPAK MARUTIRAO SHINDE

Age: 60 Years, Occ.: Service,

Residing at: A-4, Giriraj Housing Society, Bijlinagar,

Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSEES"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

#### PARTY OF THE SECOND PART.

WHEREAS the owner /Licensor seized and possessed of Ground and First floor admeasuring area 5000 Sq. Ffts. alongwith construction of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune having its Grampanchyat Milkat No. 2249 and more particularly described in the schedule written hereinunder.

AND WHEREAS the Licensees are running the school under name and style as "SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL" and for that purpose they are in need of commercial premises.

AND WHEREAS the Licensees have requested the Licensor to give them the said premises for use as a school for 60 months i.e. 5 years on Leave and License basis from 01/07/2022 to 30/06/2027.

AND WHEREAS the Licensor has accepted the request of the Licensees and is ready to grant them a License to use and occupy the said premises for their School purpose for 60 months i.e. 5 years.

#### NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1. The Licensor will allow the Licensees to occupy the said premises on leave and license basis, which is more particularly described in the schedule written hereunder, and the Licensees will so occupy the same for running the school.
- 2. The period of this License is agreed to be 60 months i.e. 5 years from 01/07/2022 to 30/06/2027.
- 3. The Licensee will pay the Licensor, license fee of Rs.1,62,400./- (Rs. One Lak Sixty Two Thousand Four Hundred Only) per month for first year. The Licensee will pay the license fee in the name of Licensor Mr. Hiraman Nivrutti Bhujbal by cheque or PDC/ RTGS. Licensee fee will be increase 10 % for next Per Year.

		Amount (Rs.)Per Month	Amount (Rs.)Per Year
No.	Period		19,48,800/-
1	1/07/2022 to 30/06/2023	1,62,400/-	
	1/07/2023 to 30/06/2024	1,78,640/-	21,43,680/-
2		1,96,504/-	23,58,048/-
3	1/07/2024 to 30/06/2025		
4	1/07/2025 to 30/06/2026	2,16,154/-	25,93,848/-
		2,37,769/-	28,53,228/-
5	1/07/2026 to 30/06/2027	2,5 , , .	

4. The Licensees shall keep the said premises in hygienic, neat and clean condition and will not cause any nuisance and annoyance to anybody concerned.

5. The Licensor shall pay Grampanchayat taxes. M.S.E.D.C.L. charges & water charges will be paid by Licensees as per demand bill. CST charges will also be paid by License

6. The Licensor reserves right to visit the said premises during the business hours and in the presence of Licensees or its representatives.

7. If the Licensees fail to pay license fee for any flows on or before the 5th day thereof, but Licensees will have to quit a vacate the said premises.

8. The Licensees and their employees, students will use the said premises the part manner and will not cause any damage to the fixtures, fittings and glass panels etc. If any damage scaused to the fixtures, fittings etc., the Licensees will make good the said damage at their own cost.

- 9. The Licensor has granted license to the Licensees for use for commercial purpose i.e. for school only.
- 10. It has expressly agreed that the intention of the parties in executing this agreement is to create a license. No. lease/tenancy is intended to be created by this agreement.
- 11. The Licensor is hereby making it clear that if the Licensees make any breach of any of the terms and conditions of this license, the Licensor is entitled to terminate this agreement.
- 12. If the Licensees want to vacate the said premises before the period of 60 months i.e. 5 years, as agreed hereinabove they must inform in writing to the Licensor three months in advance, of their intention so to do and if the Licensor needs the said premises before the expiry of license period, he shall also inform about his intention to the Licensees three months in advance, in writing.
- 13. The Licensor make it clear that the Licensees shall not mortgage the said premises and shall not take any loan from any Bank on the said property of the Licensor.
- 14. The Licensees have kept an amount of Rs.6,00,000/- (Rs. Six Lacs Only) paid by Cheque with the Licensors without interest as a security deposit in order to comply with the terms and conditions of this license.
- 15. On the expiry of the period of this license the Licensees will quietly and peacefully quit the premises and will pay the amount of license fee due till then and as soon as Licensees quit the premises at the time of Licensor will return the amount of Rs.6,00,000/- (Rs. Six Lacs Only) to the Licensees.

16. The Licensees have agreed that they will use the said premises for their commercial purpose use only and they will not sub-let the said premises to any third part.

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WHEREAS the owner /Licensor seized and possessed of Ground and First floor admeasuring area 5000 Sq. Ffts. alongwith construction of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune having its Grampanchyat Milkat No. 2249 and more particularly described in the schedule written hereinunder, and Plot is bounded as follows:

On or towards East : Property of Mr. Ubale

On or towards West: By 10 Ft. Road from the Same land On or towards South: open land of Mr. Hiraman Bhujbal

On or towards North: Remaining Property of Mr. Hiraman Bhujbal/ Shed

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT TODAY AT CHAKAN ON THE DAY DATE AND YEAR MENTIONED HEREINABOVE.





MR. HIRAMAN NIVRUTTI BHUJBAL

(LICENSOR)





SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL
Through its Secretary
MR. DEEPAK MARUTIRAO SHINDE
(LICENSEE)





ग्राम चैतन्य

ग्रामपंचायत मेदनकरवाडी तालुका खेड जिल्हा पूणे फोन १८५०००५४५१ , EmailGrampanclay के ट्रा कर है। नमुना नं पद्धि सिनाक खातेदार के सन ०१/०४/२०१३ - ३१/०३/२०३

महाराष्ट्राचा सन १९५८ चा ग्रामपंचायत कायदा कलम १२९ पोट कलम (१) , महाराष्ट्र ग्रा.पं.कर व फी (सुधारणा) नियम , २

-		( ', ', 'c' '' X '''	(3-11. 11)	
श्री. व सौ. :-	भुजबळ हिरामण निवृत्ती			मोबाइल न.
भोगवटादाराचे नाव :-	स्वत: / खुद्द			मोबाइल नं.
गावाचे नाव :- वॉर्ड नंबर :-	मेदनकरवाडी वॉर्ड क्र.१	बिल नंबर :-	२२४९	, चालू आर्थिक वर्षातील पहिल्या सहा महिन्यांत संपूर्ण कराची रक्कम भरणा
रस्त्याचे नाव :- मिळकत नंबर :-	शंकरनगर २२४९	बिल दिनांक	०९/०५/२०२२	केल्यास चालू घरपट्टी करावर ५ टक्के सूट आणि चालू आर्थिक वर्षात संपूर्ण कराच्या रकमेचा भरणा न केल्यास थकीत घरपट्टी
जुना मिळकत नंबर :- फ्लॅट नंबर :-	- '	देय दिनांक	२४/०५/२०२२	रकनेवर दरवर्षी ५ टक्के दंड आकरण्यात येईल.

येथील ग्रामपचायत याजकडून कळविण्यात येते की, आपणाकडे सदरहु ग्रामपचायतीची बाजुस दिलेल्या तपशीलाप्रद्वाणे रक्कम येणे निघत आहे. ती या बीलावरून मागितली जात आहे तरी तुम्ही सदरहु रक्कम पंघरा दिवसाच्या आत अगर त्यापुर्वी आमच्याकडे भरणा करून त्याची लेखी पावती व्यावी. त्याप्रमाणे तुमच्याकडून झाले नाही तर महाराष्ट्राचा सन १९५८ चा ग्रामपंचायत कायदा क्र.१२९ (२) नियम नं. (३) प्रमाणे तुम्हांस नोटीस दिली जाईल व पुढे जरूर तर कायदेशीर इलाज केला जाईल.

२०२२ - २०२३ अखेर	मागील	चालू	एकुण रक्कम	देय रक्कम	बीलातील देयार्थकर्म पुण भरल्याशिवाय		
घरपृष्टी	0	94040	94040	94040	कोणज़ाहीं दाखला ,/उतारा मिळणार नार्ह या <b>ज़ीलाही</b> श्मीचनस्थळकुन्न <sub>न</sub> कर घ्यावी.		
आरोग्य कर	0	40	40	40	मामपंचायरा मेदनास्तः ी सका		
विज कर	0	40	40	40	मान्यवास्त्रा महरूकता । सर		
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एकुण रक्कम	0	१६८५७	9६८५७	98240	सरपंच		
५ टक्के सूट	३० सप्टेंबर पर्यंत	926	सुटनंतर देय रक्कम	9६०६९	प्राप्तपंचायत मेदनकरवाडी (चाव		

ग्रामविकास अविकारीज पुस्रेरपंच

08





Name of the	Institution			PRO	DCEEDING BOOK
q) सभेचा प्र Kind of Med २) सभेचा व्र Sr. No. of M	eting नमांक	eal Mietry	Date of Manney	06/2022 Iam	५) सभेषे स्थळ Prace of Meeting Chakan.
६) सभेस व respectab सभेचे अध्य	जेणी सन्माननीय ple persons pr tक्ष - Chairman	गृहस्थ अगर अधि esent n of Meeting	कारी हजर असल्यास त्यांची ( Mrs . C.H.B	हुद्यासह) नांवे huj bal-	Name & designations of officials &
विषय क्र. Subject No.	<b>ठराव क्र.</b> Resolution No.		सभेपुढे विचार Resolutions and subje	राकरिता आलेले वि	वेषय आणि ठराव re meeting for discussion.
1	1	Overview	o of last r	neiting	was taken.
2	2	Shree * Medar to be o	Swam: Samar nkarwad; Ch done for con stee Member	th Inglinkan -	sh Medium School, Rent Agreement- ears was decided by
		agreem (Secretion bee	The Authorise ents will atry-Shru Su m decided	d Signa be Mr. vam; San . Agreen	Deepak M. Slinde marth Krupa Edu. Son) next as under-
(chi	SUB-REGISTAL	1) Shri Eng.	e Swam, San Med. School	north  with -  -// -//	Mr. H. N. Bhujbal Mr. Shreyas H. Bhujba hs. Champhila H. Bhujb Us. Namorata H. Bhujba
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प्रोसिडिंग बुक

### सभेच्या कामकाजाच्या वृत्तांताचे पुस्तक

भूचना :- सभेस हजर असलेल्या सभासदांची नांवे गरजेप्रमाणे व जरुरीप्रमाणे स्वतंत्र कागदावर लिहून ती या कामकाजास जोडाबीत.

पान नं. Page No.

सभेस हजर असणाऱ्या सभासदांची नांवे

Name of members who were present at the meeting

सनस हजर असणाऱ्या सनासदाया नाव विस्ताल जा ताला	bers who were present at the meeting
1) Mrc CH. Bhijbal - (Try in bay)	7) Mr. CN. Surve-
2) Ms. N H. Bhlybal- Johnson	
3) Mr. H. N.13 his bal - 65)	
4) Mr. D M. Shinde - All Steph	
D Mrs. D. D. Shinole - Mrs. DDS	
6) Mr. S. D. Shirale - Di.	

विषय क्र. Subject No.	<b>उराव क्र.</b> Resolution No.	सभेपुढे विचाराकरिता आलेले विषय आणि ठराव Resolutions and subjects placed before meeting for discussion.	शेरा व तारखेसह ठरावाची अंमलवजावणी Remarks & / or action taken on the resolution & date
		198 REGISTA 30 3 3 5 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
		1986 99 20 1000 4 1000 4 1000 1000 1000 1000 1000	
		19	



#### भारत सरकार Government of India

हिरामण निव्त्ती भुजबळ Hiraman Nivrulli Bhujbal जन्म तारीख / DOB : 01/06/1961 पुरुष / Male



7187 1102 1464

आधार - सामान्य माणसाचा अधिकार





# कारतीय विविध्य औठाउँ प्राधिकरण

Unique Identification Authority of India

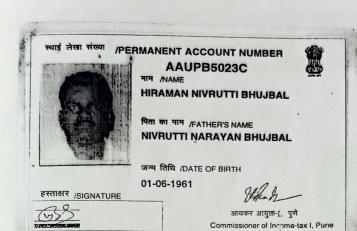
पत्ता फ्लॅट नं 07, ललित राज पार्क, Address: Flat No 07, Lalit raj Park, Opp गजानन महाराज मंदिर समोर, तानाजी Gajanan Maharaj Temple, Tanaji Nagar, नगर, पुणे शहर, चिंचवडगाव, पुणे, पुणे Pune City, Chinchwadgaon, Pune, Pune शहर, महाराष्ट्र, 411033 City, Maharashtra, 411033

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#### भारत सरकीर GOVERNMENT OF INDIA



दीपण मारतीराव शिंड Deepak Marutirao Shinde जन्म वर्ष / Year of Birth: 1963 प्रम / Male



2006 4285 1207

आधार – सामान्य माणसाचा अधिकार

आयकर विमाग INCOME TAX DEPARTMENT



मारत सरकार GOVT. OF INDIA

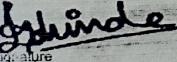
SHINDE DEEPAK MARUTIRAO

M S SHINDE

12/05/1963

Permanent Account Number

BAHPS3696G







2022

दस्त गोषवारा भाग-1

545/5168 इस्बार,30 जून 2022 3:16 म.नं.

दुस्त क्रमांक: कडप3 /5168/2022

ब्राजार मुल्यः रु. 6,00,000/-

मोबदला: रु. 1,96,504/-

भरतेले मुद्रांक शुल्क: रु.30,800/-

न्नोंद्णी फी माफी असल्यास तपशिल :-

1) Fee Adjustment: Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

रू. ति. सह. दु. नि. कडप3 यांचे कार्यालयात

<sub>अ. कं.</sub> 5168 वर दि.30-06-2022

रोजी 3:12 म.नं. वा. हजर केला.

इस्त हैजर करणाऱ्याची सही:

98

पावती:6256

पावती दिनांक: 30/06/2022

सादरकरणाराचे नाव: श्री. स्वामी समर्थ इंग्लिश मिडीयम स्कूल तर्फे सचिव दिपक मारुतीराव शिंदे -

दस्त क्रमांक: 5168/2022

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 600.00

पृष्टांची संख्या: 30

एक्ण: 1600.00

्री। प्रदेश हैं। हान दुड्य में (मिसंधिक खंड इ.३ (पुणे)

स्ताचा प्रक्रार: 36-अ-लिव्ह अॅड लायसन्सेस

ांग्रेड.R.Khed 3 सह दुय्यम निबंधक खेड क्र.३ (पणे)

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

शिक्का क्रं. 1 30 / 06 / 2022 03 : 12 : 43 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 30 / 06 / 2022 03 : 14 : 24 PM ची वेळ: (फी)

## - प्रतिज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण पजकुर निष्पादक व्यक्ती साक्षीदार व्यक्ती,ओळखदेणा-या व्यक्ती व त्यांचे दस्ता सोवत जोडलेली कोळखपत्र व दस्ता सोवत जोडलेली कागदपत्रांची सत्यता व खोपणा, वैद्यता, कायदेशीर घावीं दस्त निष्पादक व कजुली देणार पांनी तपासली व खात्री केली आहे. धविष्यात या बाबत काही कायदेशीर वाव निर्माण झाल्यास त्याची सर्वस्वी ज्वाबदारी आम्ही स्विकारली आहे.

रि. देर

देणार

दस्त गोषवारा भाग-2

कडप3 20/20

दस्त क्रमांक:5168/2022

30/06/2022 3 31:51 PM दस्त क्रमांक :कडप3/5168/2022

<sub>दस्ताचा</sub> प्रकार :-36-अ-लिव्ह अॅड लायसन्सेस

पक्षकाराचे नाव व पत्ता अन् क.

नाव:हिरामण निवृत्ती भुजबळ

पत्ताःप्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय :-61 राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे , महाराष्ट्र, स्वाक्षरी: पुणे.

पॅन नंबर:AAUPB5023C

नाव:श्री. स्वामी समर्थ इंग्लिश मिडीयम स्कूल तर्फे सचिव दिपक

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स्वाक्षरी:-ए -४, गिरीराज हौ.सोसायटी, विजलीनगर, चिंचवड, पुणे ,

महाराष्ट्र, पुणे.

पॅन नंबर:BAHPS3696G

पक्षकाराचा प्रकार छायाचित्र

लाय्सेन्सार

लाय्मेन्सी वय:-60

अंगठ्याचा उसा





वरील दस्तऐवज करुन देणार तथाकथीत 36-अ-लिव्ह अॅड लायसन्सेस चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:30 / 06 / 2022 03 : 29 : 34 PM

ओळख:-

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<sub>सदर</sub> इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:अॅड. शांतराम दामगुडे - -वय:50 पत्ता:चिंचवडगाव, पुणे पिन कोड:411033

छायाचित्र



अंगठ्याचा ठसा



5168 /2022

शिक्का क्र.4 ची वेळ:30 / 06 / 2022 03 : 31 : 40 PM

विका ग Joint S/R.Khed 3

सह दुव्यम निबंधक

2151	en Leine	T						
sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HIRAMAN NIVRUTTI BHUJBAL	eChallan	02003942022062900979	MH004197339202223E	30800.00	SD	0002158349202223	30/06/2022
2		DHC		2906202206242	600	RF		
3	HIRAMAN NIVRUTTI BHUJBAL	eChallan		MH004197339202223E	1000	RF	0002158349202223	30/06/2022
CD.	Ct D. 4	IDE-DI-	tration East IDUC: Deauma					

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

Know Your Rights as Registrants

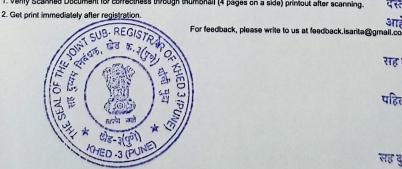
1. Verify Scanned Document for correctness through thumbnall (4 pages on a side) printout after scanning.

प्रमाणित करणेत येते की, सदर वस्तामध्ये एकुण 20

सह दुय्यम निवंधक खेड क.३(पुणे)

आहेत.

पहिले पुस्तक ५१६ दिनांक 50 १६ १२०२२

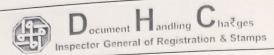




#### CHALLAN MTR Form Number-6



										(O)Min
GRN	MH004191982202223E	BARCODE			IIII Dat	e 29/06/2022-12	:47:01	Form ID	6(1)	
Depart	Inspector General C	Of Registration				Payer Det	ails			
Type c	Stamp Duty  If Payment Registration Fee			TAX ID / TA	AN (If Any)					
. , , , , ,	a y ment			PAN No.(If Applicable)						
Office	Name KED3_KHED 3 JOII	NT SUB REGISTRAI	R	Full Name MISS NAMRATA HIRAN			HIRAM	AN RHII	IRAL	
Locatio	on PUNE						THI OAIVI	AIT BITO	JUAL	
Year	2022-2023 One Tim	ne		Flat/Block No. MILKAT NO 3090						
	Account Head Det	tails	Amount In Rs.	Premises/E		INILIOAT NO 3090				
003004	6401 Stamp Duty		13800.00	Road/Stree	t	SAHANKAR NAG	AR ME	DANKAF	WADI	
003006	3301 Registration Fee	1000.00			KHED PUNE					
						KILDFUNE				
				Town/City/I	District					
Carlon I			And Committee Confession	PIN			4	1 0	5 0	1
Marin s			Remarks (If	Any)						
				SecondPartyName=SHRI SWAMI SAMARTH ENGLISH MEDIUM						
100	FACED			SCHOOL~						
Di	0									
148	800.00									
THE STATE OF THE S				Amount In	Fourteen	Thousand Eight H	undred I	Rupees	Only	
Total E	FACE		14,800.00	Words						
Paymer	nt Details BANK	K OF BARODA			FC	R USE IN RECEIN	VING BA	ANK		
	Cheque-	DD Details		Bank CIN	Ref. No.	02003942022062900797 1292380027				
Cheque	/DD No.			Bank Date	RBI Date	29/06/2022-12:4				
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# Receipt of Document Handling Charges

04/07/2022

DEFACED

₹ 600 DEFACED

PRN 2906202205801 Receipt Date

Received from NAMRATA HIRAMAN BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5174 dated 30/06/2022 at the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin.

**Payment Details** 

 Bank Name
 SBIN
 Payment Date
 29/06/2022

 Bank CIN
 10004152022062905414
 REF No.
 218031496455

 Deface No
 2906202205801D
 Deface Date
 30/06/2022

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





// Shree Gajanan. Prasanna/

#### / LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT IS MADE AND EXECUTED ON THIS 14<sup>th</sup> DAY OF June 2022.

#### BETWEEN

#### 1. MR. HIRAMAN NIVRUTTI BHUJBAL

Age: 61 Years, Occ.: Business,

2. MISS. NAMRATA HIRAMAN BHUJBAL

Age: 28 Years, Occ.: Business,

Both Residing at: Flat No. 7, Lalitraj Park, Tanajinagar, Chinchwad, Pune-411033.

#### HEREINAFTER referred to as the "LICENSORS"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

PARTY OF THE FIRST PART.

#### AND

#### SHRI SWAMI ŞAMARTH ENGLISH MEDIUM SCHOOL

Through its Secretary

#### MR. DEEPAK MARUTIRAO SHINDE

Age: 60 Years, Occ.: Service,

Residing at: A-4, Giriraj Housing Society, Bijlinagar,

Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSEES"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

#### PARTY OF THE SECOND PART.

WHEREAS the owner /Licensor seized and possessed of Second floor admeasuring area 1900 Sq. Ffts. alongwith construction of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune having its Grampanchyat Milkat No. 3090 and more particularly described in the schedule written hereinunder.

AND WHEREAS the Licensees are running the school under name and style as "SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL" and for that purpose they are in need of commercial premises.

AND WHEREAS the Licensees have requested the Licensor to give them the said premises for use as a school for 60 months i.e. 5 years on Leave and License basis from 01/07/2022 to 30/06/2027.

AND WHEREAS the Licensor has accepted the request of the Licensees and is ready to grant them a License to use and occupy the said premises for their School purpose for 60 months i.e. 5 years.

## NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1. The Licensor will allow the Licensees to occupy the said premises on leave and license basis, which is more particularly described in the schedule written hereunder, and the Licensees will so occupy the same for running the school.
- 2. The period of this License is agreed to be 60 months i.e. 5 years from 01/07/2022 to 30/06/2027.
- 3. The Licensee will pay the Licensor, license fee of Rs. 75,000/- (Rs. Seventy Five Thousand Only) per month for first year. The Licensee will pay the license fee in the name of Licensor No.
- 2 Miss. Namrata Hiraman Bhujbal by cheque or PDC/ RTGS. Licensec fee will be increase 10 % for next Per Year.

No.	Period	Amount (Rs.)Per Month	Amount (Rs.)Per Year
1	1/07/2022 to 30/06/2023	75,000/-	9,00,000/-
2	1/07/2023 to 30/06/2024	82,500/-	9,90,000/-
3	1/07/2024 to 30/06/2025	90,750/-	10,89,000/-
4	1/07/2025 to 30/06/2026	99825/-	11,97,900/-
5	1/07/2026 to 30/06/2027	1,09,807/-	13,17,684/-

- 4. The Licensees shall keep the said premises in hygienic, neat and clean condition and will not cause any nuisance and annoyance to anybody concerned.
- 5. The Licensor shall pay Grampanchayat taxes. M.S.E.D.C.L. charges & water charges will be paid by Licensees as per demand bill.



- 6. The Licensor reserves right to visit the said premises during the business hours and in the presence of Licensees or its representatives.
- 7. If the Licensees fail to pay license fee for any month on or before the 5<sup>th</sup> day thereof, the Licensor is entitled to terminate this agreement. In that event, Licensees will have to quit and vacate the said premises.
- 8. The Licensees and their employees, students will use the said premises in a prudent manner and will not cause any damage to the fixtures, fittings and glass panels etc. If any damage is caused to the fixtures, fittings etc., the Licensees will make good the said damage at their own cost.
- 9. The Licensor has granted license to the Licensees for use for commercial purpose i.e. for school only.
- 10. It has expressly agreed that the intention of the parties in executing this agreement is to create a license. No. lease/tenancy is intended to be created by this agreement.
- 11. The Licensor is hereby making it clear that if the Licensees make any breach of any of the terms and conditions of this license, the Licensor is entitled to terminate this agreement.
- 12. If the Licensees want to vacate the said premises before the period of 60 months i.e. 5 years, as agreed hereinabove they must inform in writing to the Licensor three months in advance, of their intention so to do and if the Licensor needs the said premises before the expiry of license period, he shall also inform about his intention to the Licensees three months in advance, in writing.
- 13. The Licensor make it clear that the Licensees shall not mortgage the said premises and shall not take any loan from any Bank on the said property of the Licensor.
- 14. The Licensees have agreed that they will use the said premises for their commercial purpose use only and they will not sub-let the said premises to any third party.

#### **SCHEDULE**

All the piece and parcel of Second floor admeasuring area 1900 Sq.Ffts. alongwith construction out of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated



at Medankarwadi, Chakan, Taluka Khed, Dist Pune, Registration District Pune, Sub-District Tal Khed and within the limits of Panchayat Samiti Khed, and Grampanchayat Chakan and within the jurisdiction of Sub-Registrar Khed, Tal. Khed, Dist. Pune having its Grampanchyat Milkat No. 3090 and Plot is bounded as follows:

On or towards East: open land of Mr. Hiraman Bhujbal

On or towards West: Remaining Property of Mr. Hiraman Bhujbal/ Shed

On or towards South: Remaining Property of Mr. Hiraman Bhujbal/ School Building

towards North: By property of Building.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT TODAY AT CHAKAN ON THE DAY DATE AND YEAR MENTIONED HEREINABOVE.

MR. HIRAMAN NIVRUTTI BHUJBAL

A Bhujba



MISS. NAMRATA HIRAMAN BHUJBAL

(LICENSOR)





SHRI SWAMI SAMARTH/ENGLISH MEDIUM SCHOOL
Through its Secretary
MR. DEEPAK MARUTIRAO SHINDE
(LICENSEE)

Secretary
Shree Swami Samarth Krupa
Education Society
Medankarwadi, Chakan



ग्राम चेतन्य

ग्रामपंचायत मेदनकरवाडी तालुका खेड जिल्हा पूणे,

फोन १८५०००५४५१ , Email- '-

Grampanchayat e-Tax Bill नमुना नं ९क बील - खातंबार प्रत सन ०१/०४/२०२२ - ३१/०३/२०२३

महाराष्ट्राचा सन १९५८ चा ग्रामर्पचायत कायदा कलम १२९ पोट कलम (१) , महाराष्ट्र ग्रा.पं.कर व फी (सुधारणा) नियम , २०१५ नियम ३२ (५) पछ

भूजबळ हिरामण निवृत्त	7		मोबाइल नं.
211. 4 (11.			मोबाइल नं.
भोगवटादाराचे नाव :- स्वत: / खुद	बिल नंबर :-	3090	चालू आर्थिक वर्गातील पिंहल्या सहा महिन्यांत संपूर्ण कराची चककम भरणा
गावाचे नाव :- मदनकरवाडा वॉर्ड नंबर :- वॉर्ड क्र.३ रस्त्याचे नाव :- शंकरनगर	बिल दिनांक	08/04/2022	केल्यास चालू घरपट्टी करावर ५ टक्क सूट आणि चाल आर्थिक वर्षात संपूर्ण कराच्या
मिळकत नंबर :- जुना मिळकत नंबर :-	देय दिनांक	२४/०५/२०२२	रकमेचा भरणा न केल्यास थकीत घरपट्टी रवकमेवर दरवर्षी ५ टक्के दंख आकरण्यात येईल.

पसंट नगर निधान कार्या कर १९२९ (२) नियम नं. (३) प्रमाणे तुम्हांस नोटीस दिली जाईल व पुढे जरुर तर कार्यशीर इलाज केला जाईल.

२०२२ - २०२३ अखेर	मागील	चालू	एकुण रतकम	देय रक्कम	कोणताही दाखला , उतारा मिळणार नाही.
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					गामविकास अधिकारी प्राप्तिसरपंच





Name of the li	nstitution			PROCEEDING BOOK
संस्थेचे नांव		- 1-M- 1	३) सभेची तारीख	५) सभेचे स्थळ
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२) सभेचा क्र	मांक 🤇	6	४) सभेची वेळ // क्राल्य Time of Meeting	
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६) सभेस को	जी सन्याननीय	गृहस्थ अगर आध	वकारी हजर असल्यास त्यांची (हुद्यासह	
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THE REAL PROPERTY.

प्रोसिडिंग बुक

## सभेच्या कामकाजाच्या वृत्तांताचे पुस्तक

सूचना :- सभेस हजर असलेल्या सभासदांची नांवे गरजेप्रमाणे व जरुरीप्रमाणे स्वतंत्र कागदावर लिहून ती या कामकाजास जोडावीत. पान नं. Page No. 37

सभेस हजर असणाऱ्या सभासदांची नांवे

Name of members who were present at the meeting

1) Mrc C H Bhijbal - (1-12 cy 1391)
2) Ms. N H. Bhijbal - (1-12 cy 1391)
3) Mr. H. N./3 hij bal - (1-12)
4) Mb. D M. Shinde - Mac Disholo
6) Mr. S. D. Shinde - Mac Disholo
6) Mr. S. D. Shinde - Shinde - (1-12)

7) Mr. CN. Surre-

विषय क्र. Subject	तराव क्र. Resolution	सभेपुढे विचाराकरिता आलेले विषय आणि ठराव Resolutions and subjects placed before meeting for discussion.	शेरा व तारखेसह ठरावाची अंमलबजावणी Remarks & / or action taken on the resolution & date
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# Unique Identification Authority of India

पत्ता फ्लॅट नं 07, लित राज पार्क, गजानन महाराज मंदिर समोर, तानाजी नगर, पुणे शहर, चिंचवडगाव, पुणे, पुणे शहर, महाराष्ट्र, 411033 Address: Flat No 07, Lalit raj Park, Opp Gajanan Maharaj Temple, Tanaji Nagar, Pune Cily, Chinchwadgaon, Pune, Pune Cily, Maharashtra, 411033

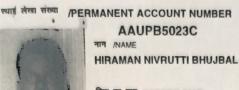
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षिता का नाम /FATHER'S NAME NIVRUTTI NARAYAN BHUJBAL

जन्म तिथि /DATE OF BIRTH

01-06-1961

हस्ताक्षर /SIGNATURE

638

Uhr. In

आयकर आयुक्त-I. पुणे Commissioner of Income-tax I, Pune

08







भारत सरका

Government of India

नमता हिरामण हिंद्या की Namrata Hiraman Brus जन्म तारीख / DOR: केंद्र

स्त्री / Female

अ०१ १० १७



9626 9959 8137

# आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India

पत्ता फ्लॅट नं 07, लितत राज पार्क, दर्शन हॉल जवळ, तानाजी नगर, पुणे शहर, चिंचवडगाव, पुणे, पुणे शहर, महाराष्ट्र, 411033

Address: Flat No 07, Lalit Raj Park, Near Darshan Hall, Tanaji Nagar, Pune City, Chinchwadgaon, Pune, Pune City, Maharashtra, 411033

9626 9959 8137









आयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

NAMRATA HIRAMAN BHUJBAL

HIRAMAN NIRVUTTI BHUBAL

12/05/1994

Permanent Account Number

CBIPB7537E

Signature Signature





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Jamy a

# भारत सरकार GOVERNMENT OF INDIA

होपक भारतीराज शिरे Deepak Manufirao Shinde जन्म वर्ष / Year of Birth: 1963 पुरुष / Male



2006 4285 1207

आधार — सामान्य माणसाचा अधिकार

आयकर विमाग INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

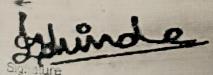
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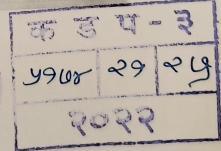
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3.48 PM Summary 1 (Dastgoshwara bhag 1) दस्त गोषवारा भाग-1 ार,30 जून 2022 3.48 म.नं

न इप3 23 70 रान जमार 5174/2022

्त क्रमांकः कडप3 /5174/2022

गानार मृत्यः रु. 00/-

मोबदला रु. 90,750/-

बरलेले मुद्रांक शुल्कः रु.13,800/-

नाद्णी फी माफी असल्यास तपशिल :-

1) Fee Adjustment: Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

इ. ति. सह. दु. ति. कडप3 यांचे कार्यालयात

रोजी 3:46 म.नं. वा. हजर केला.

व से, 5174 बर दि.30-06-2022

पावती:6262

पावती दिनाक: 30/06/2022

सादरकरणाराचे नावः श्री. स्वामी समर्थ इंग्लिश मिडीयम स्कूल तर्फे मिचेव दिपक मारुतीराव शिंदे -

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

五. 600.00

पृष्टांची संख्या: 30

एकण: 1600.00

खंड क्र.३ (पुणे)

दस्ताचा प्रक्रार: 36-अ-लिव्ह अॅड लायसन्सेस

सह दुखम निबंधक खेड क.३ (पणं)

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

शिक्का क्रं. 1 30 / 06 / 2022 03 : 46 : 43 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 30 / 06 / 2022 03 : 48 : 07 PM ची वेळ: (फी)

- प्रतिज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेत्या तरत्दी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण प्रजक्तर निचाहक व्यवती साक्षीदार व्यक्ती, ओळ जेरे जा-याँ व्यक्ती व त्यांचे रासा सोवत जोडलेले आळ खदन च दस्ता सोवत जोडलेली फागद्यजांची तत्वता ज खरेपणा, जेवता, काजदेशीर याची दस्त निष्पादक व वायुकी देणार यानी तपासली व खात्री केली आहे. धविष्यात या नाजत काही कायदेशीर बाब निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आन्ही स्विकारली आहे.



दस्त गोषवारा भाग-2

कडप3

दस्त क्रमांक:5174/2022

इस्त क्रमांक :कडप3/5174/2022

रस्ताचा प्रकार :-36-अ-लिव्ह अॅड लायसन्सेस

पक्षकाराचे नाव व पत्ता अन् क्र.

नाव:हिरामण निवृत्ती भुजबळ

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय:-61 राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे , महाराष्ट्र, स्वाक्षरी

पॅन नंबर:

2

नाव:नम्रता हिरामण भुजबळ

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय:-28 राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे, महाराष्ट्र,

पॅन नंबर:CBIPB7537E

नाव:श्री. स्वामी समर्थ इंग्लिश मिडीयम स्कूल तर्फे सचिव दिपक

ए -४, गिरीराज हौ.सोसायटी, बिजलीनगर, चिंचवड, पुणे,

पॅन नंबर:BAHPS3696G

पक्षकाराचा प्रकार

लाय्सेन्सार

लाय्सेन्सार

लाय्सेन्सी

वय:-60

छायाचित्र













मारुतीराव शिंदे -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स्वाक्षरी:-महाराष्ट्र, पुणे.

<del>गील दस्त</del>ऐवज करुन देणार तथाकथीत 36-अ-लिव्ह अॅड लायसन्सेस चा दस्त ऐवज **क्रुन∕दिल्याचे कबुल करतात.** 

शिक्का क्र.3 ची वेळ:30 / 06 / 2022 03 : 50 : 14 PM

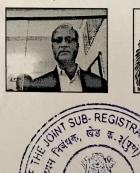
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात<mark>, व त्यांची ओळख पटवितात</mark>

भोळख:-

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:अॅड. शांताराम दामगुडे - -वय:50 पत्ता:चिंचवडगाव, पुणे पिन कोड:411033

छायाचित्र



COMPANY REGISTRA

अंगठ्याचा ठसा



शक्का क्र.4 ची वेळ:30 / 06 / 2022 03 : 50 : 58 PM

किता केर्बायारो

						12 1	+ 3/1	
Sf.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	At At	होड-३(पुग)	Deface Date
	MISS NAMRATA HIRAMAN BHUJBAL	eChallan	02003942022062900797	MH004191982202223E	13800.00	SD	0002160591202223	30/06/2022
2		DHC		2906202205801	600	RF	2906202205801D	30/06/2022
	MISS NAMRATA HIRAMAN BHUJBAL	eChallan		MH004191982202223E	1000	RF	0002160591202223	30/06/2022

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

5174 /2022



प्रमाणित करणेत येते की, सदर दस्तामध्ये एकुण

सह दुय्यम निर्बंधक खेड क्र.३(पुणे)

पहिले पुस्तक ५७७४

सह बुय्यम निबंधक खेड क्र.३(पूणे) दिनांक:30/ह /२०२२



#### CHALLAN MTR Form Number-6



GRN N	/H004194203202223E	BARCODE		111111111	Date 29/06/2022-12:59:51 Form ID 6(1)								
Departme	nt Inspector General C	of Registration			Payer Details								
	Stamp Duty				TAX ID / TAN	(If Any)							
Type of P	ayment Registration Fe	e			PAN No.(If Applicable)								
Office Na	me KED3_KHED 3 JOI	NT SUB REG	ISTRAR		Full Name		SHRE	YAS HIRAM	AN B	HUJB	AL		
Location	PUNE												
Year	2022-2023 One Tir	me			Flat/Block N	о.	MILAK	AT NO 2839	9				
	Account Head Do	etails	Amount	In Rs.	Premises/Bu	uilding							
00300464	01 Stamp Duty		15	00.00	Road/Street		SHANI	KAR NAGAI	R MEI	DANK	ARWA	ADI	
00300633	01 Registration Fee		1	00.00	Area/Localit	у	KHED	PUNE					
					Town/City/D	istrict							
					PIN				4	1	0	5 0	1
					Remarks (If	Any)							
					SecondParty	Name=SI	HRI S	WAMI SA	MAR'	тн	ENGL	ISH N	MUIDIUM
			100		SCHOOL-								
DEF	ACED												
7160	00.00												
100	00.00				Amount In Sixteen Thousand Rupees Only								
Total F	ACE		16	,000.00	0 Words								
Payment		NK OF BARC	DDA			F	OR USE	OR USE IN RECEIVING BANK					
	Chequ	ıe-DD Details	7 10 212		Bank CIN	Ref. No.	0200	394202206	29008	376 1	29238	2791	
Cheque/I	DD No.		100		Bank Date	RBI Date	29/0	6/2022-12:5	9:51	3	0/06/2	.022	
Name of	Bank	04	R DIH	111	Bank-Branch	h	BAN	K OF BARC	DDA				
Name of	Branch				Scroll No. , .	Date	1,3	0/06/2022					
सदर चर नाही •	ent ID : This challan is valid for जन केवळ द्रय्यम निवंधा Signatur Verified Digitally signe VIRTUAL TR MUMBALD3 Date 2022.0' 13:35:15 IST Reason: GR/	क कार्यालयात e Not ed by DS EASY RY	be registered in S नोदंणी करावयाच्य	ub Reg	- REGISTRA	only. Not :	प्र	3	ed do	21128	ent.		3956969 नागु
Sr. No.	DoRaman_ Location: Indi		Defacen 000216028288	NO.	-1(30)06/20	Me In Dai	14	IGROV4	25	D	eface	ment An	
1 2	(iS)-545-5173		000216028220	- TE	0-3 (3H) 00/20			IGR044	-	•		1	1000.00
2	(10)-040-0170		000210020200		Total Defac								6,000.0



#### **Receipt of Document Handling Charges**

PRN 2906202206034

Receipt Date 04/07/2022

Received from SHREYAS HIRAMAN BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 5173 dated 04/07/2022 at the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin.

**Payment Details** 

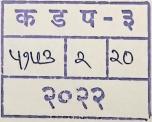
₹ 600 DEFACED

DEFACED

Bank Name	SBIN	Payment Date	29/06/2022
Bank CIN	10004152022062905620	REF No.	218031502802
Deface No	2906202206034D	Deface Date	04/07/2022

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







#### CHALLAN MTR Form Number-6



GRN MH004194203202223E BARCODE IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII				Date 29/06/2022-12			12.59.51 Form ID 6(1)			
Department	Inspector General	Of Registration				Payer Deta	iils			
D.A.				TAX ID / TAN (If Any) PAN No.(If Applicable)						
Office Name	KED3_KHED 3 JO	INT SUB REGISTRAF	?	Full Name		SHREYAS HIRAM	MAN BH	UJBAL		
Location	PUNE									
Year	2022-2023 One Ti	ime		Flat/Block	No.	MILAKAT NO 283	9 6			
	Account Head D	etails	Amount In Rs.	Premises/E	Building					
0030046401	Stamp Duty		15000.00	0 Road/Street SHANKAR NAGAR MEDANKARWADI			/ADI			
0030063301	Registration Fee		1000.00	Area/Locality		KHED PUNE				
				Town/City/District						
				PIN			4	1 0	5	0 1
				Remarks (If Any)  SecondPartyName=SHRI SWAMI SAMARTH EN  SCHOOL-			I ENG	LISH	MIDIUM	
				A	Sixton T	housand Rupees C	Only			
Total			16,000.00	Amount In	Sixteen	nousanu Rupees C	, iny			
Payment De	etails BA	ANK OF BARODA			FO	R USE IN RECEIV	ING BA	NK		
	Cheq	ue-DD Details		Bank CIN	Ref. No.	02003942022062	900876	129238	2791	
Cheque/DD	No.			Bank Date	RBI Date	29/06/2022-13:01	:52	Not Ve	rified wit	th RBI
Name of Bar	nk			Bank-Branc	h	BANK OF BARO	DA			
Name of Bra	anch			Scroll No.,	Date	Not Verified with	Scroll			

Department ID : Mobile No. : 9373956969 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .



# PRN 2906202206034 Page 29/06/2022 PRN 2906202206034 Date 29/06/2022

Received from SHREYAS HIRAMAN BHUJBAL, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Khed 3 of the District Pune Gramin.

	Pay	ment Details	
Bank Name	SBIN	Date	29/06/2022
Bank CIN	10004152022062905620	REF No.	218031502802

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





// Shree Gajanan. Prasanna/

#### / LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT IS MADE AND EXECUTED ON THIS 14<sup>th</sup> DAY OF June 2022.

#### BETWEEN

#### 1. MR. HIRAMAN NIVRUTTI BHUJBAL

Age: 61 Years, Occ.: Business,

2. Mr. SHREYAS HIRAMAN BHUJBAL

Age: 26 Years, Occ.: Business,

Both Residing at: Flat No. 7, Lalitraj Park, Tanajinagar, Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSORS"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

PARTY OF THE FIRST PART.

#### AND

#### SHRI SWAMI SAMARTH ENGLISH MEDIUM SCHOOL

Through its Secretary

#### MR. DEEPAK MARUTIRAO SHINDE

Age: 60 Years, Occ.: Service,

Residing at: A-4, Giriraj Housing Society, Bijlinagar,

Chinchwad, Pune 411033.

#### HEREINAFTER referred to as the "LICENSEES"

(Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns)

#### PARTY OF THE SECOND PART.

WHEREAS the owner /Licensor seized and possessed of Second floor admeasuring area 2500 Sq. Ffts. alongwith construction of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune having its Grampanchyat Milkat No.2839 and more particularly described in the schedule written hereinunder.

AND WHEREAS the Licensees are running the school under name and style as "SHRI  $_{SW_{\Lambda_{M_1}}}$  SAMARTII ENGLISH MEDIUM SCHOOL" and for that purpose they are in  $_{need}$  of commercial premises.

AND WHEREAS the Licensees have requested the Licensor to give them the said  $premises f_{0p}$  use as a school for 60 months i.e. 5 years on Leave and License basis from  $01/07/2022 f_{0p} = 10/07/2022 f_{0p}$  30/06/2027.

AND WHEREAS the Licensor has accepted the request of the Licensees and is ready to grant them a License to use and occupy the said premises for their School purpose for 60 months i.e.,5 years.

#### NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1. The Licensor will allow the Licensees to occupy the said premises on leave and license  $b_{asis,}$  which is more particularly described in the schedule written hereunder, and the Licensees will  $s_0$  occupy the same for running the school.
- 2. The period of this License is agreed to be 60 months i.e. 5 years from 01/07/2022 to 30/06/2027.
- 3. The Licensee will pay the Licensor, license fee of Rs.81,200/- (Rs. Eighty Thousand  $T_{W0}$  Hundred Only) per month for first year. The Licensee will pay the license fee in the name of Licensor No. 2 Mr. Shreyas Hiraman Bhujbal by cheque or PDC/ RTGS. Licensee fee will be increase 10 % for next Per Year.

No.	Period	Amount (Rs.)Per Month	Amount (Rs.)Per Year
1	1/07/2022 to 30/06/2023	81,200/-	9,74,400/-
2	1/07/2023 to 30/06/2024	89,320/-	10,71,840/-
3	1/07/2024 to 30/06/2025	98,252/-	11,79,024/-
4	1/07/2025 to 30/06/2026	1,08,077/-	12,96,924/-
5	1/07/2026 to 30/06/2027	1,18,884/-	14,26,608/-

4. The Licensees shall keep the said premises in hygienic, neat and clean condition and will not cause any nuisance and annoyance to anybody concerned.



- 5. The Licensor shall pay Grampanchayat taxes. M.S.E.D.C.L. charges & water charges will be paid by Licensees as per demand bill.
- 6. The Licensor reserves right to visit the said premises during the business hours and in the presence of Licensees or its representatives.
- 7. If the Licensees fail to pay license fee for any month on or before the 5<sup>th</sup> day thereof, the Licensor is entitled to terminate this agreement. In that event, Licensees will have to quit and vacate the said premises.
- 8. The Licensees and their employees, students will use the said premises in a prudent manner and will not cause any damage to the fixtures, fittings and glass panels etc. If any damage is caused to the fixtures, fittings etc., the Licensees will make good the said damage at their own cost.
- 9. The Licensor has granted license to the Licensees for use for commercial purpose i.e. for school only.
- 10. It has expressly agreed that the intention of the parties in executing this agreement is to create a license. No. lease/tenancy is intended to be created by this agreement.
- 11. The Licensor is hereby making it clear that if the Licensees make any breach of any of the terms and conditions of this license, the Licensor is entitled to terminate this agreement.
- 12. If the Licensees want to vacate the said premises before the period of 60 months i.e. 5 years, as agreed hereinabove they must inform in writing to the Licensor three months in advance, of their intention so to do and if the Licensor needs the said premises before the expiry of license period, he shall also inform about his intention to the Licensees three months in advance, in writing.
- 13. The Licensor make it clear that the Licensees shall not mortgage the said premises and shall not take any loan from any Bank on the said property of the Licensor.

14. The Licensees have agreed that they will use the said premises for their commercial purpose use only and they will not sub-let the said premises to any third party.



#### SCHEDULE

WHEREAS the owner /Licensor seized and possessed of Second floor admeasuring area 2500 Sq. Fits. alongwith construction of total land admeasuring 00 H 10.50 R in the building constructed on Gat No. 468/1 situated at Medankarwadi, Chakan, Taluka Khed, Dist Pune having its Grampanchyat Milkat No. 2839 and more particularly described in the schedule written hereinunder, and Plot is bounded as follows:

On or towards East : Property of Mr. Ubale

On or towards West : By 10 Ft. Road from the Same land On or towards South: open land of Mr. Hiraman Bhujbal

: Remaining Property of Mr. Hiraman Bhujbal/ Shed towards North

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT TODAY AT CHAKAN ON THE DAY DATE AND YEAR MENTIONED HEREINABOVE.





MR. HIRAMAN NIVRUTTI BHUJBAI-



Dhy bel.

MR. SHREYAS HIRAMAN BHUJBAI

(LICENSOR)



SHRI SWAMI SAMARTH, ENGLISH MEDIUM SCHOOL Through its Secretary MR. DEEPAK MARUTIRAO SHINDE

(LICENSEE) Secretary



Shree Swami Samarth Krupa Education Society dankarwadi, Ghakan 4963 80

ग्राम चैतन्य

ग्रामपंचायत मेदनकरंबाडी तालुका खेड जिल्हा पुणे फोन ९८५०००५४५५ , EmailGramparchayat e-Tax Bill नमुना ने २क बील - वातवार प्रव सन क्षेत्रक्टर - ३५/०३/२०२३

	महाराष्ट्राचा सन ५५	पुट चा आगपयायत कावदा कलम	१२९ पाट कलम (१	) , महाराष्ट्र आ	.पं.कर व फी (सुधार	गा) नियम	वित्र निवर्ग कर भी पहले
श्री.	व सौ. :-	भुजबळ हिरामण निवृत्ती	1		7		मांबाहर र
भोग	वटादाराचे नाव :-	रवतः / खुद					मोबाइल नं.
	चे नाव :- नंबर :-	मेदनकरवाडी वॉर्ड क्र.३		विल नंबर :-	2538		गानु आर्थिक वर्षानील पहिल्या सहा हिन्यांन संपूर्ण कराची रककम करणा
	गचे नाव :- इत नंबर :-	शंकरनगर २८३९		बिल दिनांक	09/04/2022	38	स्यास चालू परपष्टी करावर ५ टक्के सूष्ट ति चालू आर्थिक वर्षात संपूर्ण कराणा कमेचा भरणा न केस्यास शकीत तरपडी
0	मिळकत नंबर :- नंबर :-		*	देय दिनांक	28/04/2022	. 4	कामेवर दश्यमी ५ टक्के देह आगरणात ईल

पति नवर :
ग्रंथील ग्रामपंचायत याजकडून कळार्यण्यात येत की, आपणाकंड सदरहु ग्रामपंचायतीची बाजुस दिलल्या तपशीलाप्रमाणे रक्कम येणे निर्यंत आहे. ती या बेलावकन मागितला जात आहे तरी तुम्ही सदरहु रक्कम पंघरा दिवसाच्या आत अगर त्यापुर्वी आमच्याकंडे भरणा करून त्याची लेखी पावती ध्यापी. त्याप्रमाणे तुमच्याकडून झाले नाही तर महाराष्ट्राचा सन १९५८ चा ग्रामपंचायत कायदा क्र.१२९ (२) नियम नं. (३) प्रमाणे तुम्हांस नोटीस दिली, जाईल व पुढे जरुर तर कायदेशीर इलाज केला जाईल.

२०२२ - २०२३ अखेर	मागील	चालू	देय रक्कम		
घरपट्टी	9८९२७	9८९२७ .	30248	30248	
आरोग्य कर	40	40 1	900	900	
विज कर	40	40 .	900	900	
सा.प्राणीपडी	0	0		0	
वि.पाणीपट्टी	0	0	. 0	0	
ग्रा.नोटीस फी	0		0	0	
पा.नोटीस फी	0		0	0	
५ टक्के दंड	0	९४६	९४६	988	
एकुण रक्कम	99020	98803	39000	38000	
५ टक्के सूट	३० सप्टेंबर पर्यंत	९४६	सुटनंतर देय रक्कम	36048	

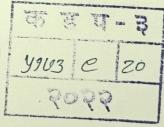
जाइल. बीलातील देय रक्कम पुण भरल्याशिवाय कोणताही दाखला , उतारा मिळगार नाही. या बीलाबी पोच स्थळ प्रत वर च्याबी.

> ्रिकेट सरपंच

रारपंच पांचायत गेटनजरवाडी (बाकन) ग्रामविकास अधिकारी पुष्टरपंच

08





Name of the manufulny				PROCEEDING BOOK				
		ral Mietro		106.	/2022	५) समेचे स्थळ Place of Meeting Chakan .		
२) सभेचा क्रमांक 86 ४) सभचा वळ Time of Monting ६) सभेस कोणी सन्याननीय गृहस्थ अगर अधिकारी हजर असत्यास त्यांची								
	कोणी सन्याननीय ble persons pi प्रक्ष – .Chairma		Mrs . Citt n	Bhy 1	bal-1			
विषय क्र.	ठराव क्र.					षय आणि ठराव		
	Resolution No.		Resolutions and sub	jects pla	ced before	meeting for discussion.		
	1	0	1 1	-		+ k		
1	1	Overvier	o of last	meil	ing l	vas lunen.		
2	2	Shree s	Swam: Samo	zth	Englis	sh Medium School,		
~		Medan	ntarwad; C.	Laka	n - K	Rent- Agreement-		
		to be o	done for co	ming	5 ye	Rent Agreement- ax was decided by		
		all Fra	stee Member	rs.				
			The Anthoris	ed la	De grat	Tony for these		
		agreem	ents will	be sem	Sam	Bepak M. Slinde with Krupa Edu. Son)		
		L'Secres	n decided	. Ac	greense	inte as imder-		
		28100	e America Son	mart	h			
		Eng.	Med. School	201	th -1	Mr. H. N. Bhujbal Mr. Shreyas H. Bhujbal s. Charushila H. Bhujba		
		0			-N.	h. Shreyas H. Bhij bar		
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प्रोसिडिंग बुक

#### सभेच्या कामकाजाच्या वृत्तांताचे पुस्तक

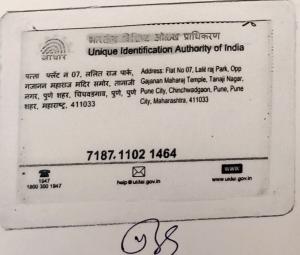
सूचना :- सभेस हजर असलेल्या सभासदांची नांवे गरजेप्रमाणे व जरुरीप्रमाणे स्वतंत्र कागदावर लिहून ती या कामकाजास जोडावीत. पान नं, Page No

सभेस हजर असणाऱ्या सभासदांची नांवे Name of members who were present at the meeting 7) Mr. CN. Surre-D Mrc CH Bhighal -2) Ms. N H. Bhybal -3) Mr. H. N. 13 hry bal - White 4) Mr. D. M. Shindle - Mrs. DS 6) Mr. S. D. Shindle - Mrs. DS 6) Mr. S. D. Shindle - Mrs. DS

विषय क्र. Subject No.	तराव क्र. Resolution No.	सभेपुढं विचाराकरिता आलेले विषय आणि ठराव Resolutions and subjects placed before meeting for discussion.	शेरा व तारखेसह ठरावाची अमलबजावणी Remarks & / or action taken on the resolution & date		
		3 Sub-REGIST 1913 99 20			
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#### भारत सरकार Government of India

र्श्वस हिरामण भुजवळ Shreyas Hiraman Bhujbal जन्म वर्ष / Year of Birth : 1996 पुरुष / Male

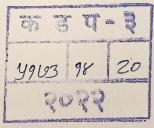


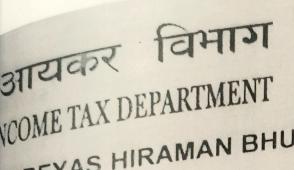
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भारत सरकार GOVT. OF INDIA

SHREYAS HIRAMAN BHUJBAL

HIRAMAN NIVRUTTI BHUJBAL

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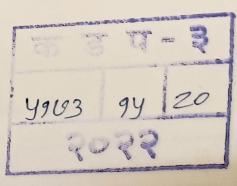
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दोषक मारुतीराव जिंदे Deepak Marutirao Shinde जन्म वर्ष / Year of Birth : 1963 पुरुष / Male



2006 4285 1207

आधार — सामान्य मागसाचा अधिकार

आयकर विमाग INCOMETAX DEPARTMENT



मारत सरकार GOVT. OF INDIA

SHINDE DEEPAK MARUTIRAO

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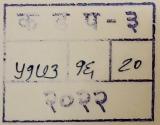
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545/5173 तुरुवार, 30 जून 2022 3:44 म.नं. दस्त गोषवारा गाग-1

पराप 9/120 पराप प्रमाण, 5173/2022

ूल क्रमांकः कडप3 /5173/2022

बाजार मृत्यः रु. 00/-

मोबदना: रु. 98.252/-

इत्लेले मुद्रांक शुल्कः रु.15,000/-

भरतन उ महिंगी की माफी असल्यास तपशिल :-

1) Fee Adjustment: Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

् नि. सह- हु. नि. कडप3 यांचे कार्यालयात

क्र. 5173 बर दि.30-06-2022

नेजी 3:42 म.नं. वा. हजर केला.

पावती:6261

पावनी दिनांक: 30/06/2022

सादरकरणाराचे नाव: हिरामण निवृत्ती मुजवळ

नोंदणी फी

五, 1000.00

दस्त हाताळणी फी

F. 600.00

पृष्टांची संख्या: 30

एक्ण: 1600.00

न हजर करणा-यीची सही:

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ड **क्र.३ (पुर्ण)** नचा प्रकार: 36-अ-लिव्ह अॅड लायसन्सेस महा दुर्यक्ष मिस्टेशक खेड का.३ (पुणे)

াক গুল্ক: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of nonundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged pughout the state.

हा क्रं. 1 30 / 06 / 2022 03 : 42 : 31 PM ची वेळ: (सादरीकरण)

ए क्रं. 2 30 / 06 / 2022 03 : 43 : 35 PM ची वेळ: (फी)

- प्रतिज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण घणकुर निष्पादक व्यवती साक्षीदार व्यक्ती,ओळखदेणा-या व्यक्ती व त्यांचे दस्ता सोवत व्यक्ती,ओळखदेणा-या व्यक्ती व त्यांचे दस्ता सोवत जोडलेले ओळखपत्र व दस्ता सोवत जोडलेली जोडलेले ओळखपत्र व दस्ता सोवत जोडलेली कागपपप्रतिची सत्यता व खरेगणा, वेवता, कापदेशीर कार्या क्रिकी साहे. भित्रव्यात या जावत कारी व खात्री केली आहे. भित्रव्यात या जावत कारी कायदेशीर दाव निर्माण झाल्यास त्यांची सर्वस्वी जवाबदारी आही रिवकारली आहे.







दस्त गोषवारा भाग-2

Summary-2

पक्षकाराचा प्रकार

लाय्सेन्सार

कडप3 90120

दस्त क्रमांक:5173/2022

का क्यांक कडप3/5173/2022 का क्यांक

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म्ताना प्रकार :-36-अ-लिव्ह अॅड लायसन्सेस

पक्षकाराचे नाव व पत्ता सन् क

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नाव:हिरामण निवृत्ती भुजबळ

पत्ताःप्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय :-61 राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे , महाराष्ट्र, स्वाक्षग्रः

पॅन नंबर:AAUPB5023C

नाव:श्रेयश हिरामण भुजबळ लाय्सेन्सार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय:-29 राहणार फ्लेट नं 7 ललितराज तानाजीनगर चिंचवड पुणे, महाराष्ट्र, स्वाक्षरी:-

पॅन नंबर:CDBPB2253C

नाव:श्री. स्वामी समर्थ इंग्लिश मिडीयम स्कूल तर्फे सचिव दिपक मारुतीराव शिंदे -

पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: स्वाक्षरी। ए -४, गिरीराज हौ.सोसायटी, बिजलीनगर, चिंचवड, पुणे , महाराष्ट्र, पुणे.

पॅन नंबर:BAHPS3696G

लाय्सेन्सी वय:-60

छायाचित्र















हस्तऐवज करुन देणार तथाकथीत 36-अ-लिव्ह अॅड लायसन्सेस चा दस्त ऐवज करुन दिल्याचे कबुल करतात. इ.3 ची वेळ:30 / 06 / 2022 03 : 46 : 28 PM

इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची <mark>ओळख पटवितात</mark>

पक्षकाराचे नाव व पत्ता

नाव:अॅड. शांताराम दामगुडे - -वय:50 पत्ता:चिंचवडगाव, पुणे पिन कोड:411033





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Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used:	E STORE NOTIFIED	Deface Date
SHREYAS HIRAMAN BHUJBAL	eChallan	02003942022062900876	MH004194203202223E	15000.00	SD	0002160282202223	30/06/2022
	DHC		2906202206034	600	RF		
HREYAS HIRAMAN BHUJBAL	eChallan		MH004194203202223E	1000	RF	0002160282202223	30/06/2022

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5173 /2022

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सह दुव्यम निवंधक खेड क्र.३(पुणे)

पहिले पुस्तक 49193

दिनांक:30 10 ह 1२०२२