

4/9538

पावती

Original/Duplicate

Tuesday, June 14, 2022

नोंदणी क्र.: 39म

3:17 PM

Regn.: 39M

पावती क्र.: 9826 दिनांक: 14/06/2022

गावाचे नाव: धायरी

दस्तावेजाचा अनुक्रमांक: हवल4-9538-2022

दस्तावेजाचा प्रकार: ऑग्रीमेंट टू लीज

मादर करणाऱ्याचे नाव: न्यू इरा अकॅडेमिस संस्कृती नॅशनल स्कूल तर्फे अधिकृत प्रतिनिधी श्री गणेश आनंदराव पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

3:32 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-४

वाजार मूल्य: रु. 8106000/-

मोवदला रु. 0.0/-

भरलेले मुद्रांक शुल्क : रु. 364800/-

सह दुय्यम निबंधक
हवेली क्र. ४, पुणे.

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003216981202223E दिनांक: 14/06/2022

वॅकचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1306202215764 दिनांक: 14/06/2022

वॅकचे नाव व पत्ता:

मुळ दस्त मिळाला.

दि. १५ / ०६ / २०२२

Nisha

Principal

SANSKRUTI NATIONAL SCHOOLS

Sr. No. 1/2, Benkar Nagar,
Dhayari. Pune-411041

वी नक्कल

केली दस्तावेजावधी नक्कल



(1) विलेखाचा प्रकार	गावाचे नाव : धायरी
(2) मोबदला	अॅग्रीमेंट दू लीज
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	0.0 8106000
(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: , इतर माहिती: गाव मीजे धायरी येथील स नं 8 हिस्सा नं 2 यासी क्षेत्र 00 हे 07 आर हि मिळकत(33 वर्षे लीजडीड)((Survey Number : 8/2 ;))
(5) क्षेत्रफळ	1) 0.0700 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:- न्यू इरा अकॅडेमिस संस्कृती नॅशनल स्कूल तर्फे प्रेसिडेंट श्री समीर अब्दुलगणी शेख बब:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शिवणे पुणे, महाराष्ट्र, पुणे. पिन कोड:-411023 पॅन नं:-BUCPS3007C
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	2): नाव:- न्यू इरा अकॅडेमिस संस्कृती नॅशनल स्कूल तर्फे अधिकृत प्रतिनिधी श्री गणेश आनंदराव पाटील बब:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कर्वेनगर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411052 पॅन नं:-ANOPS9693N
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- महेश भाऊसाहेब रहाणे बब:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धायरी पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AAVPR9615B
(9) दस्तऐवज करून दिल्याचा दिनांक	2): नाव:- माधुरी महेश रहाणे बब:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धायरी पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AJVPR1411L
(10) दस्त नोंदणी केल्याचा दिनांक	14/06/2022
(11) अनुक्रमांक, खंड व पृष्ठ	14/06/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9538/2022
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	364800
(14) शेर	30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

वी नक्कल

मी वाचली

मी राजपाल येतली

केली दस्तावेजतची नक्कल

अर्जदार श्री..... पारिल.....

यांना दिली दि. 34/06/2022

(Signature)

सह दुय्यम निबंधक हवेली क्र. ४, पुणे.



(Signature)

Principal

SANSKRUTI NATIONAL SCHOOLS

Sr. No. 1/2, Benkar Nagar,

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5.41



हवल-४		
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CHALLAN		
MTR Form Number-6		



RN	MH003216981202223E	BARCODE	Date		10/06/2022-22:31:26	Form ID	36
Department			Inspector General Of Registration				
Type of Payment			Registration Fee				
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR				
Location			PUNE				
Year			2022-2023 One Time				
Payer Details			TAX ID / TAN (If Any)				
PAN No.(If Applicable)			BUCPS3007C				
Full Name			New Era Academys Sanskruti National School				
Through Mr Sameer Shaikh							
Flat/Block No.			Survey No. 8 Hissa No. 2 Area admeasuring 7				
Promises/Building			Guntha				
Account Head Details		Amount In Rs.		Road/Street			
330046401 Stamp Duty		364800.00		Dhayari Tal. Haveli Dist. Pune			
330063301 Registration Fee		30000.00		Area/Locality			
				Pune			
				Town/City/District			
				PIN			
				4 1 1 0 4 1			
				Remarks (If Any)			
				PAN2=AAVPR9615B-SecondPartyName=Mr Mahesh Bhausaheb			
				Rahane-CA=33-Marketval=8106000			
				Amount In			
				Three Lakh Ninety Four Thousand Eight Hundred Rupe			
				Words			
				es Only			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		02003942022061100054 1290096308	
Cheque/DD No.		Bank Date		RBI Date		10/06/2022-22:33:26 Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF BARODA			
Name of Branch		Scroll No. . Date		Not Verified with Scroll			

Department ID : Mobile No. 8888640238
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दुर्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

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Print Date 10-06-2022 10:33:41



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1306202215764	Date 13/06/2022
Received from New Era Academys Through Mr Sameer Shaikh, Mobile number 8888640238, an amount of Rs.600/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name BARB	Date 13/06/2022
Bank CIN 10004152022061314482	REF No. 1307353651
This is computer generated receipt, hence no signature is required.	

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हवल-४		
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AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE MADE AND EXECUTED AT PUNE ON

14th DAY OF JANUARY, 2022

June

1. Mrs. Madhuri Mahesh Rahane
Age: 49 Yrs.
PAN: AJVPR1411L
2. Mr. Mahesh Bhausaheb Rahane
Age: 51 Yrs. PAN: AAVPR9615B
Address: "Devipushpa" Bungalow, S. No.
8/20A/1, Benkar Nagar, Dhayari, Pune-411 041
Mob No. 9765559051

..... Hereinafter referred to as the Licensor

(Which expression unless repugnant to the context or meaning thereof shall mean and include their representatives, heirs, executors, administrators and assignees) Party of the First Part.

AND

New Era Academy's

Sanskriti National School through its president

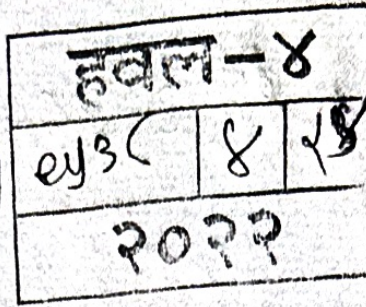
1. Mr. Sameer Abdulgani Shaikh
Age: 37 Yrs. PAN: BUCPS3007C
Add: Shree Complex, Flat No. 303, A
Wing, Shivane, Pune- 411 023.
2. Mr. Ganesh Anandrao Patil
Age: 48 Yrs. PAN: ANOPS9693N
Add: Premanand, Guruprasad Colony, S. No.
11/1B, Galli No. 1, Shahu Colony,
Karvenagar,
Pune-411 052.

... Hereinafter referred to as the Licensee

(Which expression unless repugnant to the context or meaning thereof shall mean and include their representatives, heirs, executors, administrators and assignees) Party of the Second Part

WHEREAS, the licensor herein are absolutely seized and possessed of piece and parcel of premises admeasuring about 7 R situated at S. No. 8, Hissa no. 2, Rahane Arcade Benkar Wasti, opposite to yash platinum near Yogesh

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Washing, Dhayari, Pune - 41 within the limits of Sub- registrar Haveli Pune (Hereafter referred to as "THE PREMISE")

(Herein after called and referred to as "THE SAID PREMISES" ' for the sake of brevity and convenience and which is more particularly described Schedule written hereunder)

AND WHEREAS the said premises are in exclusive ownership and under possession of the Licensor herein and the Licensor has an absolute right to let the said premises offer on Lease basis to the Licensee herein.

AND WHEREAS the Licensor herein intended to give the said premises on Lease basis to an appropriate person/institute etc.

AND WHEREAS the Licensee is a public charitable trust established with the object of providing education and running and conducting educational activities registered under Societies Registration Act 1860 having registration No. MAH/803/2010/Pune dated 08/04/2010.

AND WHEREAS the Licensee was in search of suitable premises to develop and run their educational institute. Therefore the licensee approached the licensor with a request to allow to use the said premises for their own purpose on temporary basis on LEASE.

AND WHEREAS the Licensor accepted the request of the Licensee and agreed to offer the said premises to the Licensee on lease on certain terms and conditions.

AND WHEREAS after protracted negotiations by and between the parties hereto, the parties deemed fit just proper and necessary to reduce into writing the terms and conditions on which the present mutual agreement is executed.

NOW IT IS AGREED BY BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. NATURE OF USE:

The licensor thereby grant to the licensee to use and occupy the said premises on Lease basis temporarily for a period of 33 years only and have permitted to use it, only for educational institute and other educational allied purposes etc.

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2. PERIOD OF LICENSE:

The licensor has permitted the licensee to use the said premises for 33 years only i.e. from 1st January 2022 till 31st December 2055 if either party required to vacate the premises before expiry of the terms, the 90 days notice in writing shall be required to other party.

On the expiry of the term hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on his part to be observed and performed, the Party may renew the lease of the said property for Further period as may be mutually decided between the parties and shall execute fresh document in respect thereof.

3. USE OF THE SAID PREMISES:

That the use of the said premises is only for educational institute and other educational allied purposes etc. And the licensee shall use the Premises for the said purpose only. The licensee shall not use the said premises permitted to be use and occupied by them for any purpose other than that for which this license is granted.

The Licensee shall obtain all necessary permissions from the concerned authority to run the educational institute in the said premises and shall renew the same from time to time. The only Licensees are responsible if any accident/mishaps occurred in the said premises: The licensor shall not be liable for the same.

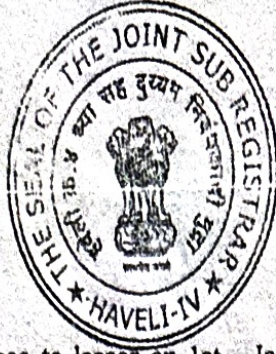
4. JUDICIAL POSSESSION :

The licensor shall be deemed to be in physical possession of premises for occupation of the leased premises and the licensee will be in use of and in occupation of the licensed premises as a mere Licensee. It being the intention of the parties hereto that the exclusive possession & legal ownership of the licensed premises shall vest with the licensor alone.

5. LICENSE FEE:

The Licensee hereby expressly agrees to the Licensor, a rent amount as per herein written per month, as licensee fee or compensation for the use, permission, and occupation of the licensed premises which the licensee has agreed to pay in advance on or before 10th of every month in advance till the end of the license period and it is mutually agreed by both the parties that there will be 5% increase in rent amount every year till the end of this agreement and first payable amount by

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Lessee to lessor on 1st January 2022 till 31st December 2022 will be amount of Rs. 206636/ (Two Lakh Six Thousand Six Hundred And Thirty Six Rs Only)

If the licensee deducts any TDS, the licensee has to submit TDS Certificate to the licensor after every three months. If the licensee has fail to give the TDS certificate then the licensee has to pay the said TDS amount to the Licensor in cash with the fine amount imposed by the Government. The Licensee has to bear and pay service tax including penalties if applicable.

6. SECURITY DEPOSIT

During the term of the License hereby granted, the Licensee has deposited with the Licensor a sum of Rs. 500000.00 (five lakhs only) as and by way of Security Deposit by claue no. : 000011

Bank name : ICICI BANK

Branch Name: Narhe

Date : 12/09/2016

Account no : 337201000206

For due fulfillment of the terms and conditions of this Agreement. The said Security Deposit shall carry no interest and shall be refundable by the Licensor to the licensee on the Licensee's vacating and handing over quiet and peaceful possession of the said premises to the Licensor on the expiry of the License Period or the sooner determination after deduction of due amount payable by the Licensee. The Licensor shall be entitled to deduct from the Security Deposit such amount being the amount towards the damage, loss caused by the Licensee to the said premises and the quantum shall be determined solely by the licensor.

7. COVENANTS BY THE LESSOR:

- That the Lessor is the legal owner of the said property and there are no charges or encumbrance over the said property and the Lessor has handed over the vacant and peaceful possession of the said property to the Lessee by physically handing over the premises possession at the site.
- The Lessor further represent that as on the date, there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable laws.

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- c. The Lessor has not entered into any other agreement or created any other interest over the said Property that in any manner whatsoever affects the terms of this Lease Deed or the rights of the Lessee hereunder. No person has any such right, title or interest that in any manner whatsoever may affect the lease or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.
- d. There are no existing, threatened or pending litigation in respect of the said Property that in any manner whatsoever affects the purpose of this Lease or the occupation, use and enjoyment of the said Property by the Lessee to use premises on lease basis under the terms and conditions of this Lease Deed.
- e. Property taxes, municipal taxes, electricity, and water charges and all other outgoings in respect of the said up to the date of execution of the Lease Deed have been properly paid and there are no dues outstanding as on the Effective date.
- f. The Lessor covenants that the said Property is not encumbered in any manner whatsoever as on the date of execution of this Lease Deed. The Lessor further represents that the said Property has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the said Property. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the said Property.
- g. The Lessor declares that the Lessor has not entered into any agreement of whatsoever nature with respect to the property with any third party, nor is there any charge or encumbrance over the said property.

8. COVENANTS BY THE LESSEE

- a. The Lessee covenants that it shall use the said property only for the purpose of carrying out educational activities and shall not carry out any construction of the educational complex / complexes as per its requirements with the terms and conditions mutually agreed and shall keep the Lessor intimated about the same. In case of any

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temporary construction lessee shall ask lessor about it and shall do the things as per mutually agreed terms and conditions.

- b. The Lessee shall at its own efforts, expenses and cost be entitled to establish and run the school by obtaining the requisite permission, NOC and other necessary approvals from all the concerned educational authorities, including obtaining Board Affiliations and/or any other educational statutory requirements for the purpose of running the School or any other educational activities without any violation laws abided by the Government.
- c. The use of the said Property by the Lessee for running the school and carrying on the related operations will be in accordance with the applicable law, rules, and regulations.
- d. The Lessee shall be entitled to put-up and display signage at entrance, signage directory. The Lessee shall at its own costs, risks and consequences, obtain all necessary permissions/approval from the concerned local authority for such display and shall observe the terms and conditions thereunder in discussion and prior approval from lessor.
- e. The Lessee has agreed to propose to lessor for any future plans to sustain the required expenditure to be done by them for necessary approvals, permissions and the Lessor have agreed to give their co-operation and signatures whenever necessary.
- f. The Lessor is herein only, can apply to MSEDCL or any other supplier to get the electricity and power supply and apply to the appropriate authorities for water, sanitation, health, fire, safety, police, etc. for the proposed building.
- g. The Lessor is only to apply to the Municipal Corporation/ any local body/authority/any competent authority for various N.O.C's including permission to construct, to apply for tax assessment for the proposed construction of building, and to pay all the taxes.
- h. The Lessee shall at its own expense maintain and keep doing regular maintenance in repair the drains, sewers and gullies leading from the said land and building/structures in accordance with the Municipal Act and the bye-laws thereunder for the time being in force with prior approval requiring to the Lessor.

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- i. The Lessee shall not excavate the mud, stones, minerals or any other subjects etc. from the said leasehold property to sell the said excavated materials without the prior consent of the Lessor herein.
- j. The Lessor shall pay all Government due taxes, in respected of land and premises the Lessee shall be solely liable for the payment of taxes, impositions, assessments dues and duties, burdens, assessments, outgoings and impositions payable in respect to the educational institute & related activities.
- k. The Lessee shall keep and maintain the said property in good and tenantable condition. The premises shall be kept in cleaned conditional, regular cleaning activities to be solely carried out by Lessee; painting activity shall be carried by Lessees time to time. The expenses shall be borne by Lessee obtaining prior approval from Lessor.
- l. The Lessee shall use the said property or the building constructed or any part thereof for the purpose of carrying out the education allied activities as per its objects and terms & conditions for no other purpose whatsoever.
- m. The Lessee will at the expiration or sooner determination of this lease deed, shall quietly surrender and deliver up to the Lessor the said demised premises together with all buildings, furniture, equipment's and erections which shall have been built thereon during the said term and all drains and appurtenances thereto in such good and substantial repair and condition and so maintained, saved and cleansed and in all respects in such state and condition as shall be consistent with the due performance of the several covenants hereinbefore contained, in & as it is conditioned when Lessor handed over the said premises to the Lessee.

9. ELECTRICITY & MAINTENANCE:

The licensee shall pay the Electricity charges of MSEDCL Meter provided to the said premises separately during the subsistence or tenure of this Agreement regularly and submit original bills & receipts to the Licensor, failure resulted from nonpayment, the Licensor shall have liberty to revoke the agreement. Any illegal use and/or misuse of electrical supply and failure/ damages there by

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caused shall exclusively be at the responsibility and cost of the licensee. That due to failure to pay on due date the electricity bills and thereby the electricity supply discontinue, the licensee shall be held responsible and liable to pay the reconnection charges. The licensee has to maintain the said premises doing all repairs and all cleaning of the property day to day and also to pay water charges.

10. RELATIONSHIP:

That the licensee agreed to observe all rules and regulations and bylaws of the building to the extent he required to follow by way of occupation of the said premises or any part thereof the licensee shall not do or omit or cause sufferance where by the Licensor's right to hold the said premises is forfeited and extinguished. The Licensee hereby expressly agrees and declare that no tenancy rights nor any right, title, or interest in the nature of tenancy or any other interest whatsoever is hereby created or intended to be created by this Agreement in favor of the Licensee.

11. NO NUISANCE AND ANNOYANCE:

The licensee shall take all care of their student regarding the nuisance and annoyance. If Licensor receiving any complaints from any one in that event licensee should be responsible to sort it out.

12. TENANTABLE CONDITION:

The licensee shall keep the interior of the said premises and the floors, walls, ceilings, doors, windows, electricity installations, water taps and other fittings and fixtures thereof in good repair and condition (reasonable wear and tear and damage by fire tempest and acts of God expected) and shall repair, make good or replace any damage or breakage caused to the same or any part thereof.

13. NO TRANSFER:

The licensee agreed that the license hereby granted to use the licensed premises on their Institution basis and licensee shall not be entitled to transfer, assign, under-lease, or grant any license in respect of or part with possession of the licensed premises or any part thereof.

14. MUNICIPAL TAXES:

The municipal/Grampanchayat taxes in respect of the said premises shall pay by the licensor.

Nisha
Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari, Pune-411041



हवल-४		
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15. COVENANTS BY THE LICENSEE:

The licensee shall maintain the said premises in good conditions and will not cause any damage. If any damage will cause to the said premises or part thereof by the Licensee, the same will be good by the licensee at their own cost by rectifying the damage or by paying cash as compensation for damaged premises as will be assessed and determined by the Licensor.

16. NO STRUCTURAL CHANGES:

The licensee shall not make or permit to be made any alterations in the RCC structure to the construction of the said premises but it is hereby agreed by both the parties that, in case of temporary change or addition in school building both the parties will take decision with mutually agreed terms and condition.

It is specifically understood that on expiry of this Agreement or sooner determination as provided herein the Licensee shall at their costs put the said premises in the same condition as it has given to the Licensee on the commencement of this Agreement i.e. as it is when it was handed over to licensee in its original condition.

17. UNAUTHORIZED RETENTION:

On the expiry of the period of the license, or upon the termination of the license the licensee and their servants, staffs shall forthwith remove themselves together with their furniture, fixtures and belongings and shall hand over the vacant and peaceful possession of the said premises to the Licensor in the same condition in which it was received by the licensee and if the licensee funds continues in occupation the licensee shall be treated as trespasser and will be liable to eject meant proceeding and in that event the licensor shall be entitled to claim penalty from licensee.

18. TERMINATION OR DETERMINATION OF LICENSE:

- a. If the licensee or Licensor commits a breach of terms set out in this Agreement or the License fee payable hereunder for the use of the said Premises or any party thereof shall remain unpaid or if the Licensor required the licensed premises back for any reason the Licensor shall be entitled to terminate this Agreement by giving 90 days prior notice to the Licensee and after such notice period if the Licensee not responded the Licensor shall be at liberty to enter upon the said premises for that purpose to break open the doors, locks or bolts to get entry into the said premises and thereupon the

Nisha
Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari. Pune-411041



हवल-४		
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Licensee and his members occupying the said premises shall remove themselves with all their belongings from the said premises and shall handover quiet, peaceful and vacant occupation of the said premises to the licensor, the licensee shall also have the option to terminate the license after giving 90 days prior notice to the licensor.

- b. Upon the earlier termination or expiry of the Lease period as provided herein and upon the receipt of the vacant and peaceful possession of the property along with building constructed thereon, the Lessor shall refund the Security Deposit to the Lessee after adjusting the due and outstanding payments therefrom.
- c. Upon Termination and/ or early Termination of this Lease Deed, the Lessor shall be entitled to adjust from the Security Deposit any outstanding Rent and other dues payable by the Lessee that remains unpaid. any amount that remains after adjusting the aforementioned amounts shall be refunded to the Lessee, within 30 days upon expiry of Lease in that case agreement stand cancelled.
- d. Any modification, amendment, alteration made in this deed, shall be in the form of a supplementary deed which should be registered by both the parties and the same shall be attached to the present deed in the form of supplement and should be read together as one document.

19. NO ILLEGAL ACTIVITY:

The licensee shall not conduct any illegal activity in the said premises. That for any illegal act or offence of the licensee, every one shall be individually and jointly liable i.e. from New era Academy and Sanskruiti National School and for act of the licensee the licensor shall not be held responsible.

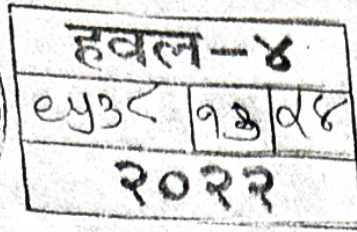
20. NO LOAN FACILITY:

The licensee shall not avail any loan facility by way of the mortgaging the licensed premises.

21. ENTIRE AGREEMENT:

It is agreed by and between the parties that the subject matter of this Agreement shall not be modified or added unless the same are reduced into writing and signed by the both the parties.

Nisha
Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari. Pune-411041



22. JURISDICTION:

The agreement shall be subject to exclusive jurisdiction the Courts at Pune.

23. ARBITRATION:

In case any of dispute arising with respect to the interpretation of the clauses of the said deed or in relation or arising out of anything under the said deed, the said dispute shall be referred by both the parties to the Sole Arbitrator which shall be decided by the Lessor herein. The Arbitration shall be governed under the provisions of Arbitration & Conciliation Act, 1996 or under any of the provisions of law prevailing at the relevant time and the Venue of the Arbitration shall always be at Pune only.

24. FORCE MAJURE :

- a. In no event shall the Lessor shall be responsible in the performance of its obligations hereunder arising out of or caused, directly or indirectly forces beyond its control, including without limitation strikes, work stoppages, accidents, acts of war or terrorism, civil or military disturbances, nuclear or natural acts, communications or computer services (software and hardware), epidemics etc. The obligation for the lessee to pay the license fee shall depend upon the circumstances admeasured during the said event.
- b. Occurrence of any Force Majeure shall be notified to the other party within 15 days of such. If any Force Majeure continues for a period of three months, the party notifying the Force Majeure condition may be entitled to, though not being obliged, to terminate this agreement by giving a notice of one week to the other party and interest free deposit shall be refunded by the Lessor to the Lessee after adjusting outstanding dues, if any.

25. PROVISIONS OF MAHARASHTRA RENT CONTROL ACT 1999:

This agreement shall always be subject to the provisions of the said Act and without prejudice to the forgoing provisions as well as or any other rights and remedies that may be available to the Licensor under this Agreement the Licensee agreed that the Licensor shall be entitled to recover possession of the said premises and avail the rights conferred by section 24 of the Maharashtra Rent Control Act, 1999.

Write
Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari. Pune-411041



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26. REGISTRATION AND OTHER EXPENSES:

Only Licensee have agreed to bare the total expenses which are required to be incurred for the purpose of this Agreement as an stamp duty, Registration charges & Legal charges / Expenses & further amendments made if any.

27. LIABILITY OF ACCIDENTS ETC:

The whole liability of any mishap occurred in the licensed premises will be observed by the licensee only during the license period.

- a. For any damage that may happen to the licensee using the said premises for the time being by rain, floods, earthquake, leakage, school vehicle, accidents or any other type of incidence due to mere negligence institution related agency, bursting of cylinder or electric wire, fire in or about the said premises etc. will be the responsibility of the licensee or by the giving way of any portion/portions of the flooring walls roof ceiling or any other part of the building or from any cause whatsoever will be the responsibility of the licensor.

28. INSPECTION OF PREMISES:

The licensor are entitled at any time to inspect the premises and for that purpose licensee shall not entitled to raise any objection,

29. ADDRESS FOR COMMUNICATION:

That any communication made by and between the parties at the address mentioned above shall be deemed to have been duly revived in due course of time.

Nisha
Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari. Pune-411041



हवल-४	
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२०२२	

30. REGISTRATION OF DEED

Both the parties ~~have~~ agreed to ~~present the said agreement~~ within prescribed time and get it registered from the appropriate Registration Authority as per the provisions of the Act.

31. COPY OF THE AGREEMENT :

The original copy of the agreement shall retain by the licensor and the licensee shall be entitled for Xerox of the same. If and when the licensee required the Original copy of the agreement then in that case licensor will made available to the licensee.

In witness whereof the parties hereto have put respective hands on the day and date mentioned hereinabove.

sign

left thumb

photo

1. Mrs. Madhuri Mahesh Rahane

M. Rahane



left thumb

photo

2. Mr. Mahesh Bhausaheb Rahane

sign

M. Rahe



Signed, Sealed and Delivered of the

Within Named the

..... LICENSOR

Atika

Principal

SANSKRUTI NATIONAL SCHOOLS

Sr. No. 1/2, Benkar Nagar,

Dhayari. Pune-411041



हवल-४	
८५३८	१४/४
२०२२	

New Era Academy's

Sanskriti National School through its

President,

1. Mr. Sameer Abdulgani Shaikh

Signature of Sameer Abdulgani Shaikh



2. Mr. Ganesh Anandrao Patil

Signature of Ganesh Anandrao Patil



Signed, Sealed and Delivered of the

Within Named the

..... LICENSEE

Witness: . Adv. Prernam. Ale.

1. Sign *[Signature]*

Name: .

Address: Nanded city, Sihagad Road, Pune. .

2. Sign *[Signature]*

Name: Prathmesh White

Address: Worhe Gern, Pune.

Nisha

Principal .

SANSKRUTI NATIONAL SCHOOLS

Sr. No. 1/2, Benkar Nagar,

Dhayari. Pune-411041



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवड्या (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- धायरी

तालुका :- हवेली

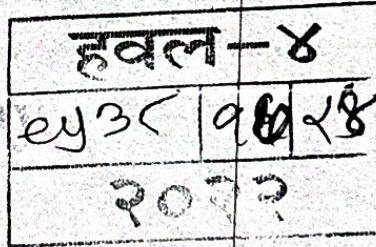
जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग ८/२

पत्रका पद्धती भोगवटादार वर्ग - १

प्रेताचे स्थानीक नाव

क्र. एकेक हे.आर.बी.पी.	खते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.छ.	फेरफार क्र.	मुक्त, खंड व इतर अधिकार
	१८३	महेश भाऊसाहेब रहाणे				(११४४२)	मुक्तीचे नाव व खंड
		माधुरी महेश रहाणे				(११४४२)	
भोगवडा योग्य क्षेत्र		सामाईक क्षेत्र	०.०१००	०.१६			इतर अधिकार
अक्षा ०.०८.००							मुक्ती
यत्न -							मुक्ती (२०६९)
क्षेत्र ०.०८.००							इतर
							-(२६१७)
प्रखराव क्षेत्र							इतर
गण्यड अयोग्य							-(३१६०)
							इतर
							-(३५५६)
क्षेत्र ०.००.००							इतर
							-(३९१७)
क्षेत्र ०.०८.००							प्रलंबित फेरफार नाही.
मी ०.१६							नोवट्या फेरफार क्रमांक : १६०८९ व दिनांक : २२/०३/२०१७
या विशेष							
मी							
र क्र : (२११५) (३३४५) (३९१७) (५११७) (५९१०) (५९५५) (६५७३) (९११०) (९२१७) (१११११) (११११२) (११११३) (१११३७) (१६०८९)							सीमा आणि भूमापन चिन्हे

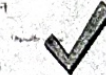


हा ७/१२ ऑगस्ट (दि. ०७/०८/२०१९) १०:०० PM रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही तारी. शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सूचना: तांत्रिक अडथळी खालर तक्रारी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोट क्र. १६०८९ मंजूर आहे तसेच या न. १२ मध्ये विकांची माहिती देखील अद्ययावत झाली आहे त्याचि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : १४/०६/२०२२ : १३:३६:२१ PM, वेपता पडताळणीसाठी <https://digitalsabara.mahachurni.gov.in/> या संकेत स्थळावर जाऊन 2507100001116439 हा क्रमांक वापरावा



Nioha

Principal

SANSKRITI NATIONAL SCHOOLS

St. No. 1/2, Benkar Nagar,
Dhayari, Pune-411041

170838 B0000083240

गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन मंडळ, जमिंदार अभिलेख आणि नोंदवही (तयार करणे व सुविधीत ठेवणे) नियम १९७९ यातील नियम २९]

गाव :- धायरी

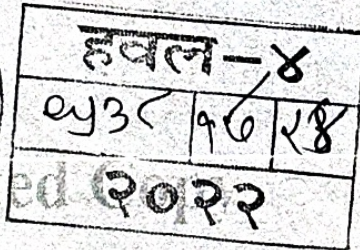
तालुका :- हवेली

जिल्हा :- पुणे

सुमारेण क्रमांक व उपविभाग ८/२

		पिकांखालील क्षेत्राचा तपशील									सागवडीसाठी उपलब्ध महालती जमीन		जल सिंचनाचे संमान	पेज
		मिश्र पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र							
हंगाम	खाते क्रमांक				पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	रक्कम	क्षेत्र		
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
						हे.अ.प.सी.चे	हे.अ.प.सी.चे		हे.अ.प.सी.चे	हे.अ.प.सी.चे		हे.अ.प.सी.चे		
१७	खरीप										पट्ट	०.०७००		
१८	खरीप										पट्ट	०.०७००		
१९	खरीप										पट्ट	०.०७००		

*४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित



हा ७/१२ अभिलेख दि. ०४/०५/२०१९, ०८/१७/१० PM रोजी डिजिटल स्वाक्षरीत केल्या जाणाऱ्या प्रत्येक पत्रावर कोणत्याही महि. प्रिण्टरमार्फत आम्हाला कळेल.

पृष्ठ क्र. २/२

सूचना: तांत्रिक अडथळ्यां खातर तालाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्यापतय नाही. यावर फेरफार नोंद क्र. १६०८९ मंजूर आहे तसेच मा. न. नं. १२ मध्ये पिकांची माहिती देविली अद्यापतय झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर पेशवला आलेला नाही याची नुपचा नोंद घ्यावी.

७/१२ डाउनलोड दि. : १४/०६/२०२२ : १३:३६:२१ PM, वेबसाइट पडताळणीसाठी <https://digitalsubreg.maharashtra.gov.in/char/> या संकेता स्वाक्षरीवर जाऊन 2507100001110439 हा क्रमांक घाबरावा



170838 B0000088240

Nisha
Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari, Pune-411041

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEER ABDULGANI SHAIKH
ABDULGANI LATIF SHAIKH

14/09/1985
Permanent Account Number
BUCPS3007C

Signature

Shaiikh



हवल-४

२५३८ | १८ | २४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GANESH A PATIL

ANANDRAO SAJAN PATIL

29/09/1974
Permanent Account Number
ANOPS9693N

Signature

Patil

ADVOCATE

Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY

Photo

Name : DIVATE PRASAD HANMANT
Residence : SHIRALA Dist SANGLI
Roll No. : MAH/3510/2018
Enrolled On : 24-08-2018
Date Of Birth : 31-08-1992
170838 80000083240

Signature
CHAIRMAN

Nisha

Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari. Pune-411041

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJVPR1411L

नाम / NAME
ADHURI RAHANE

पिता का नाम / Father's Name
KASHINATH BHAGVANTHUBE

जन्म तिथि / DATE OF BIRTH
15/06/1972

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे
Commissioner of Income-tax, Pune

12/08/2022

Rahane



हवल-४

७३८ २९४४

२०२२

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAVPR9615B

नाम / NAME

MAHESH BHAUSAHEB RAHANE

पिता का नाम / FATHER'S NAME

BHAUSAHEB GENUJI RAHANE

जन्म तिथि / DATE OF BIRTH

05-10-1970

हस्ताक्षर / SIGNATURE

Mahe

आयकर अधिकारी, पुणे
Commissioner of Income-tax, Pune

Mahe

Nisha

Principal
SANSKRUTI NATIONAL SCHOOLS
Sr. No. 1/2, Benkar Nagar,
Dhayari, Pune-411041

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202206141592

14 June 2022 11:35:02 AM

साल 2022

पुणे

तालुका हवेली विभागाचे नाव (वि.क्र. 61) धायरी (पुणे महानगरपालिका)

61/701-उर्वरित विकसित माहभसा (वाढीव हद्द)

Pune Municipal Corporation

सर्व्हे नंबर 88

वर्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11580	54370	62530	69560	0	चौ मीटर

क्षेत्र क्षेत्र 700 चौ मीटर Layout Plot

Applicable Rates 16 क

700 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 11580/-

700 चौ मीटर क्षेत्रासाठी मूल्य = 700×11580

= 8106000/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

= 8106000 + 0

= Rs. 8106000/-

= ८ एक्काऐरणी लाख सहा हजार /-

Home

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हवेली-४

८१३८ ०९ ४४

२०२२

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Sr. No. 1/2, Benkar Nagar,

Dhayari, Pune-411041

14 जून 2022 3:17 म.नं.

हवल4/9538/2022

मूल्य: रु. 81,06,000/-

मूल्य: रु. 3,64,800/-

मोबदला: रु. 00/-

ध. म. इ. नि. हवल4 यांचे कार्यालयाने
9538 नं. दि. 14-06-2022
3:10 म.नं. वा. हजर केला.

पावती: 9826

पावती दिनांक: 14/06/2022

मादरकरणागचे नाव: न्यू इरा अकॅडेमिक्स संस्कृती नॅशनल स्कूल जे.प्र. अधिकृत
प्रतिनिधी श्री गणेश आनंदराव पाटील

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

महाराष्ट्र सरकारची मही:

महाराष्ट्र सरकार
महाराष्ट्र सरकारची मही

महाराष्ट्र सरकारची मही

महाराष्ट्र सरकारची मही

महाराष्ट्र सरकारची मही (एक) कोणत्याही महाराष्ट्र सरकारच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न
कोणत्याही नागरी क्षेत्रात

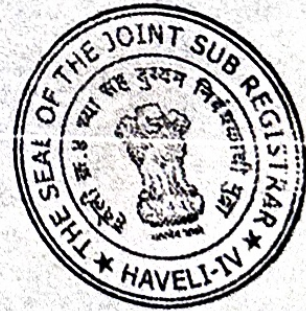
महाराष्ट्र सरकारची मही 14/06/2022 03:10:54 PM ची वेळ: (मादरीकरण)

महाराष्ट्र सरकारची मही 14/06/2022 03:12:24 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून देणार
तुम्हाला लिहून देतो की सध्या बसलेल्या
जोडलेल्या पुरक कागदपत्रे ही आपला व खरी
असून ती खोटी व बनावट आढळून आल्यास
नोदणी अधिनियम 1906 चे कलम 62 अन्वये
खेणा-या कार्यवाहीत आम्ही जबाबदार राहू.

लिहून देणार
लिहून देणार



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2022 3 19:26 PM
महाराष्ट्र - धर्मोपदेशक व पीजी

पुणेकराचे नाव व पत्ता

नाम: महेश भाकरासोबे रहाणे
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड
नं. धायरी पुणे , महाराष्ट्र, पुणे.
पिन नंबर: AAVPR9615B

पत्रकाराचा प्रकार

मात्रक

वय :- 51

स्वाक्षरी:-

Mahesh

छायाचित्र

अंगठ्याचा ठसा



नाम: माधुरी महेश रहाणे

पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड
नं. धायरी पुणे , महाराष्ट्र, पुणे.
पिन नंबर: AJVPR1411L

मात्रक

वय :- 49

स्वाक्षरी:-

Raham



नाम: लु इरा अर्कडेमिस संस्कृती नॅशनल स्कूल तर्फे प्रमिटेड श्री ममीर

अनुसूचणी श्रेणी
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड
नं. धिवणे पुणे , महाराष्ट्र, पुणे.
पिन नंबर: BUCPS3007C

भाडेकरू

वय :-

स्वाक्षरी:-

Shirish



नाम: लु इरा अर्कडेमिस संस्कृती नॅशनल स्कूल तर्फे अधिकृत प्रतिनिधी

श्री गणेश आनंदराव पाटील
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड
नं. कर्वेनगर पुणे , महाराष्ट्र, पुणे.
पिन नंबर: ANOPS9693N

भाडेकरू

वय :-

स्वाक्षरी:-

Spandone



दस्तावेज करून देणार नसावा. अंतीमेट दू लीज चा दस्त एवज करून दिल्याचे कबुल करतात.
14 / 06 / 2022 03 : 14 : 27 PM

दस्तावेज निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्याची ओळख पटविताना

पुणेकराचे नाव व पत्ता

नाम: वहीन प्रसाद दिवडे
वय: 30
पत्ता: बागवण पेठ पुणे
पिन कोड: 411038

स्वाक्षरी

Prade

छायाचित्र

अंगठ्याचा ठसा



14 / 06 / 2022 03 : 14 : 47 PM

Shirish
निबंधक दस्तऐवज-4



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