

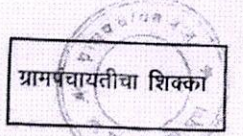
ग्राम चैतन्य

कर आकारणी रजिस्टर उतारा (नमुना नं. ८)

सन २०१६ - २०१७ सालासाठी करास पात्र इमारती व जमिनी यांची २०१५-२०१९ आकारणी यादी .

Assessment List Extract (Format No.8)

ग्रामपंचायत नऱ्हे तालुका हवेली जिल्हा पुणे



[नियम ३२ (१) पहा]

रस्त्याचे नाव सीटी सर्व्हे नं.	मिळकत नंबर	मालकाचे नाव	भोगयटा दाराचे नाव	मालमत्तेचे वर्णन	मिळकत वर्ष	क्षेत्रफळ चौ.फु.	रडीरकरन दर प्रत चौ.मी.(रुपये)			घसारा दर	इमारती वापना नुसार भारांक	इमारती मूल्य (रुपये)	कराचा दर (रुपये)	कराची रक्कम रुपये				अभावाचे निकाल आणि त्वानंतर केलेले फेरफार (रुपये)	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शेरा							
							जमीन	इमारत	बांधकाम					घरपट्टी	दिवा बत्ती कर	आरोग्य कर	पाणीपट्टी सामान्य विशेष			एकुण						
२ / ३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७		
आदित्य एज्युकेशन फाऊंडेशन	३०४३/०१ ३०४३/०१	आदित्य एज्युकेशन फाऊंडेशन	स्वतः / खुद	सर्व्हे नं. ४६/१३१/१ ते १९/१ मध्ये बांधकाम आर.सी.सी. शैक्षणिक इमारत बी विंग तळमजला ऑफिस - २५३७ चौ.फु. पार्किंग - ३१७५ चौ.फु पहिला मजला क्लासरूम - ५७१२ चौ.फु. दुसरा मजला - क्लासरूम - ५७१२ चौ.फु. तिसरा मजला - क्लासरूम - ५७१२ चौ.फु.	२०१६ २०१६	२५३७.०० ३९९८४.०० ४२५२१.००	० ०	६०५०० ६०५००	१७६०० १७६००	१.०० १.००	१.२५ १.२५	१७८२४५३ २८०९१९५५५	२.०० २.००	३५६४९ ० ३५६४९	५०	५०	०	१०००	३६७४९							ग्रा. पं. मा.स. दि. २२/०९/२०१६ वि.क्र. ५. ट.क्र. ५ ने महाराष्ट्र शासन आदेश क्र. व्हीपीएम/२६०२/प्र.क्र.१७९२/परा.४(२२). ग्रामविकास व जलसंधारण विभाग मंत्रालय मुंबई च्या अन्ये घासिक व संस्थाच्या इमारतीवरती कर माफी देण्यात आली आहे. टिप - सदर उताराच्या आधारे खरेदी-विक्रीचे किंवा आर्थिक व्यवहार झाल्यास संबंधीत व्यवहार करणारी व्यक्ती जबाबदार राहिल.

विशेष शेरा :- ग्रा.पं.नमुना नं.८ म्हणजेच कर आकारणी नोंदवहीमध्ये इमारतीची नोंद घेतल्यामुळे अनधिकृत/अतिक्रमित/अवैध इमारतीचे बांधकाम अधिकृत होत नाही. तसेच सदर उताराच्या आधारे खरेदी-विक्री किंवा आर्थिक व्यवहार झाल्यास संबंधीत व्यवहार करणारी व्यक्ती जबाबदार राहिल. याची नोंद घ्यावी.

येणे प्रमाणे अस्सल हुकुम नक्कल अर्जदार श्री. / सी.यांचे अर्जावरून उतारा तयार केला असे.

दिनांक २७/०९/२०१६
Date 27/09/2016

(P.T.O)
ग्रामविकास अधिकारी
Signatures with Stamp
ग्रामसेवक/ग्रामविकास अधिकारी
Gramsevak/Village Development Officer
(पुलगाव ५६)

ग्राम चैतन्य

कर आकारणी रजिस्टर उतारा (नमुना नं. ८)

सन २०१६ - २०१७ सालासाठी करास पात्र इमारती व जमिनी यांची २०१५-२०१९ आकारणी यादी .

Assessment List Extract (Format No.8)

ग्रामपंचायत नऱ्हे तालुका हवेली जिल्हा पुणे

पुणे



रस्त्याचे नाव सीटी सल्ले नं	मिळकत नंबर	मालकाचे नाव	भोगवटा दाराचे नाव	मालमत्तेचे वर्णन	मिळकत बांधकाम वर्ष	क्षेत्रफळ चौ.फु.	रडारकरन दर प्रति चौ.मी.(रुपये)			घसा रा दर	इमारत वा सापरा नुसार मारांक	इमारत मूल्य (रुपये)	कराचा दर (रुपये)	कराची रक्कम रुपये					अपॉलाचे निकाल आणि त्वानंबर केलेले करकार (रुपये)	नंतर वाढ किंवा घट झालेल्या बाबतीत आदेशाच्या संदर्भात शंका					
							जमीन	इमारत	बांधकाम					घरपट्टी	दिवा बती कर	आरोग्य कर	पाणीपट्टी सामान्य विशेष	एकुण			२२	२३	२४	२५	२६
२/३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	
				चौथ्या मजला - क्लासरूम - ५७९२ चौ.फु. पाचवा मजला - क्लासरूम - ५७९२ चौ.फु. सहावा मजला - क्लासरूम - ५७९२ चौ.फु. सातवा मजला सोमिनार हॉल - ५७९२ चौ.फु.																					

विशेष शंका :- ग्रा.पं.नमुना नं.८ म्हणजेच कर आकारणी नोंदवहीमध्ये इमारतीची नोंद घेतल्यामुळे अनधिकृत/अतिक्रमित/अवैध इमारतीचे बांधकाम अधिकृत होत नाही. तसेच सदर उताराच्या आधारे खरेदी-विक्री किंवा आर्थिक व्यवहार झाल्यास संबंधीत व्यवहार करणारी व्यक्ती जबाबदार राहिल. याची नोंद घ्यावी.

येणे प्रमाणे अस्तल हुकुम नक्कल अर्जदार श्री. / सी.यांचे अर्जावरून उतारा तयार केला असे.

दिनांक २७/०९/२०१६
Date 27/09/2016

वसुधार्क

ग्रामसेवक/ग्रामविकास अधिकारी
Signature with Stamp
Gramsevak/Village Development Officer

EXTRACT OF TAX ASSESSMENT REGISTER (FORM NO 8)
 2015-2019 Assessment List of Buildings and Lands Taxable For Year 2016-2017
 Assessment List Extract (Format No 8)
 Grampanchayat Narhe, Tehsil Haveli, District Pune
 [See Rule 32(1)]

Road Name	Old Property No	Owner's Name	Occupant's Name	Description of Property	Year of Construction Property	Area Sq Ft	Ready Rekoner Rate Per Sq M (Rs)			Rate of Depreciation	Building Charge As Per Use	Capital Value (Rs)	Tax Rate (Rs)	Amount of Tax Rs						Date of Appeal and Change Made After That (Rs)					Remark About Order Concerning Later Increase or Decrease	
							Land	Building	Construction					Property Tax	Street Light Tax	Health Tax	Water Tax		Property	Street Light	Health	Water	Total			
CTS No	Property No																									
2/3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27		
Aditya Education Foundation	3043/01	Aditya Education Foundation	Self	Construction in S Nos 46/1A to 1/1 RCC Educational Building B Wing Ground Floor Office – 2537 Sq Ft Parking – 3175 Sq Ft First Floor Class Room – 5712 Sq Ft Second Floor - Class Room – 5712 Sq Ft Third Floor – Class Room – 5712 Sq Ft Fourth Floor – Class Room – 5712 Sq Ft Fifth Floor – Class Room – 5712 Sq Ft Sixth Floor – Class Room – 5712 Sq Ft Seventh Floor – Seminar Hall – 5712 Sq Ft	2016	2537.00	0	60500	17600	1.00	1.25	17824453	2.00	35649	50	50	0	1000	36749							Tax Waived on Buildings of Religious and Institutions Vide GraPanMaS a Dt 22/09/2016 ViKra 5, Va Kra 5 as per Maharashtra Governmen t Order No VPM/2602/ Prakra 1792/PaRa 4(22) Note – In case of Purchase – Sale on basis of this extract, person making transaction concerned shall be responsible
	3043/01				2016	3984.00 ----- 42521.00	0	60500	17600	1.00	1.25	2809119555	2.00	0 ----- 35649												
Special Remark:- Construction of unauthorised/ encroachment/ illegal building does not become authorised by making entry in Gram Panchayat Form No 8, i.e. Tax Assessment Register. If purchase-sale or financial transaction is done on basis of the said extract, person doing the transaction shall be liable for the same. Please take note of this.																										

Copy as per original made on basis of application by Shri/ Sou

Date:- 27/0/2016

Clerk

Gramsevak/ Village Development Officer



महाराष्ट्र MAHARASHTRA

2021

BG 596709

ज्या कारणाराठी ज्यानी मुद्रांक खरेदी केली त्यांना त्याच कारणाराठ
मुद्रांक खरेदी केल्यापारुन ६ महिन्यात वापरणे बंधनकारक आहे

21 DEC 2021
22 DEC 2021
५०००० दि. मु.शु.रकम. ५०००
वस्ताथा प्रकार
दस्त नोंदणी करणार आहेत का? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता
12 DEC 2021 गणेश गणेश
मिर्झा
दुरुव्या मुद्रांकराचे नांव
हरते व्यक्तीचे नांव व पत्ता
Bukale
श्री. अ. आर. गुरुक
पत्ताना नं. २०१११५
धायरी, ता हवेली, जि पुणे-४

वरिष्ठ कोषागार अधिकारी
पुणे
08 DEC 2021
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

NOTARY
MINAKSHI
BALKRISHNA
PATIL
REGD. NO 9995
Expiry Date
20/10/2026
GOVERNMENT OF INDIA

LEAVE AND LICENSE AGREEMENT
THIS LEAVE AND LICENSE AGREEMENT MADE AND EXECUTED
AT PUNE ON THIS 21st DAY OF DECEMBER 2021.

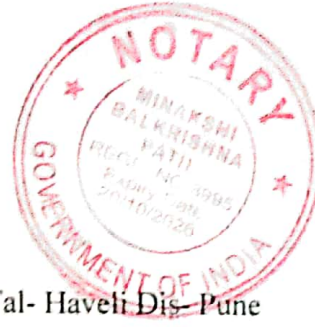
BETWEEN

Aditya Educational Foundation Through

President. Adv. Shardul Sudhakar Rao Jadhavar

Age: -26 Years , Occupation: Business,

Residing at: Sudhakar Nivas, Manajinager. Narhe Tal- Haveli Dis- Pune



Hereinafter called and referred to as 'THE LICENSOR'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE ONE PART;

AND

Jai Ganesh Educational Foundation Through

Jai Ganesh Shikshn Shastra Mahavidhyalay Narhe

Secretary .Prin. Dr. Sudhakar Rao Uddhavrao Jadhavar

Age:- 60 Years: Occupation:- Business,

Residing at: - Sudhakar Nivas, Manajinager. Narhe Tal- Haveli Dis- Pune

Hereinafter called and referred to as the 'LICENSEE'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE OTHER PART

WHEREAS, the Licensor is the owner of the premises situated in Pune corporation limits located at Mauje Narhe S. No 42/1A/1 to 19/1, on constructed as per sanction lay-out Building B , admeasuring area 2290 sq. mtrs. land and on construction of Building with land area 42521 Sq. ft. and which is more particularly described in the schedule written herein under and hereinafter referred to as "The Building with land";

AND WHEREAS, at present the Licensor herein not in need of the said Building with land, decided to give on Leave and License basis the said Building with land for a temporary period;

AND WHEREAS, the Licensee after getting knowledge of the intention of the Licensor, requested the Licensor to allow as well as grant permission of the Licensee for using the said Building with land for a temporary period

AND WHEREAS, relying upon the assurance given by the Licensee to stop use of the said Building with land immediately upon expiry of period of

permission and after due negotiation between the parties hereto, the Licensor herein had agreed to grant to the Licensee (reserving for himself, the care and maintenance) the said Building with land on the basis of leave and license only, on the terms and conditions herein after set forth.

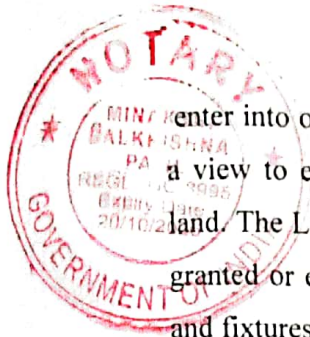
NOW IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. This writing shall never be construed as any tenancy or lease agreement nor otherwise creating any other right or interest in the said Building with land in favor of the Licensee which is not at all the intention of the parties but on the contrary, merely a temporary arrangement, simply to allow the Licensee to use the said Building with land only for **Educational purpose** under the control and supervision of the Licensor and the Licensee shall use the said premises on leave and license basis and nothing else.
2. In consideration of the Licensor allowing the Licensee to use the said Building with land on Leave and License, the Licensee herein shall pay to the Licensor the fixed and agreed sum of Rs.1,50,000 /- (Rs. One Laks Fifty Thousand only) per month and 10% of increase in rent every year for period 33 years towards License Fee by cash / Cheque, for such temporary use of the said Building with land for period of 33 years this agreement will start from the date 20/12/2021 and the said amount of License Fee shall be paid by the present Licensee unto the present Licensor on or before 5th of every English Calendar month in advance without any delay or default. The Licensee herein shall pay the aforesaid License fees to the Licensor herein till the Licensee stops the use of the said Building with land in light of terms and conditions set forth in these presents. It is further agreed between the parties hereto that, if the License herein fails to pay the aforesaid license fees regularly for more than two months then, the Licensor herein shall have absolute authority to issue 10 days notice in writing to the Licensee as to the termination of License and to stop use of the said Building with land and on receipt of such notice the Licensee herein shall stop the use of the said Building with land immediately so as to enable the Licensor to occupy the said Building with land in light of terms and conditions of these presents.
3. The License or permission for use of the said Building with land hereby granted unto the Licensee by the Licensor as mentioned herein is only for **33 Years** or on earlier revocation / termination of this

licensee shall immediately stop use of said Building with land and shall remove all his belongings from the said Building with land and also remove himself along with his family members therefrom without any excuse or hindrance.

4. It is expressly agreed by and between the parties hereto that the possession of the said Building with land shall always be presumed with the Licensor herein. Only license to use the said Building with land by the Licensee for **Educational purpose** has been agreed to be granted in pursuance of these presents and which shall not amount to delivery of legal possession of the said Building with land to the Licensee herein. The legal possession of the said Building with land shall always be presumed with the Licensor herein.
5. Licensee shall not carry out any structural repairs, additions, or alterations without the consent of Licensor
6. The Licensee herein shall use the said Building with land for purpose of **Educational purpose** only and shall not use the said Building with land for any illegal or immoral purpose. The Licensee shall not do or cause to be done anything which may amount to nuisance or annoyance to the other occupants in the Building with land in which said Building with land is situated. The Licensee shall use the said Building with land in such a fashion that no damage is caused to the said Building with land including the Building with land.
7. The Licensee shall abide by the rules and regulations of the said Building with land. The Licensee shall have the right to carryout minor repairs as and when necessary in the said Building with land and the same shall be carried out or done by the Licensee at his own cost, with prior permission of the present the Licensor. The Licensee shall have the right to install and erect his temporary furniture, electronic gadgets etc. as per his requirement to maintain his minimum standard of living.
8. The Licensee shall use and enjoy the said Building with land without causing any damage thereto, and in the event of any damage of whatsoever nature caused, the Licensee shall make good the same forthwith. The Licensee shall indemnify and keep indemnified the Licensor in respect of the same. That no complaint or claim of the Licensee shall be maintainable against the Licensor in respect of loss or damage of his goods and belongings in the said Building with land by way of theft or any other natural calamities.

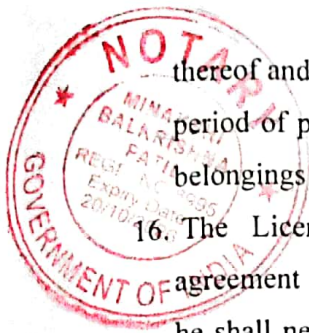
9.



enter into or upon the said Building with land or any part thereof with a view to examine the state and condition of the said Building with land. The Licensee at the time of expiry of the period of license herein granted or earlier revocation/termination shall remove all his furniture and fixtures etc. at his own cost and shall replace all broken fittings and fixtures by equally good and better substitutes.

10. The Licensor herein shall pay all taxes payable to the Pune Municipal Corporation, in respect of the said Building with land.
11. The said Building with land is provided with a separate electric energy connection of M.S.E.B the Licensee herein shall pay to the M.S.E.D.C Ltd. bills for consumption of electricity drawn on the aforesaid meter and the same shall be paid by the Licensee only for such period, the said facility is used by the Licensee. The Licensee shall indemnify and keep indemnified the Licensor in respect of payment of the said electricity bills payable to the M.S.E.B, in respect of the said Building with land
12. The Licensee is hereby allowed to park his vehicle in the said parking space allotted in respect of the said Building with land without causing hindrance to any one.
13. That if the Licensee is desirous to terminate this temporary arrangement of Building with land prematurely then he shall be required to give one months advance notice unto the Licensor and shall compensate the Licensor by paying one months License fees and all registration charges of this agreement.
14. The Licensee shall not allow any stranger or distant relative to stay in the said Building with land. The Licensee herein shall not be entitled to transfer or alienate in any manner right confirmed by this agreement in his favour to any third party and not to part with right of leave and license to use the said Building with land.
15. Provided however and notwithstanding anything herein before contained, it is hereby expressly agreed by and between the parties hereto that if any covenant herein contained shall not be performed or observed by the licensee then the licensor will be entitled to and shall have right to revoke this agreement of leave and license at his absolute discretion without subjecting himself to any liability on that account and notwithstanding any intermediate negotiations on waiver or breach thereof and in such and event and / or also immediately upon expiry of





thereof and in such and event and / or also immediately upon expiry of period of permission hereby granted, the licensee shall remove all his belongings in the said Building with land and shall stop use thereof.

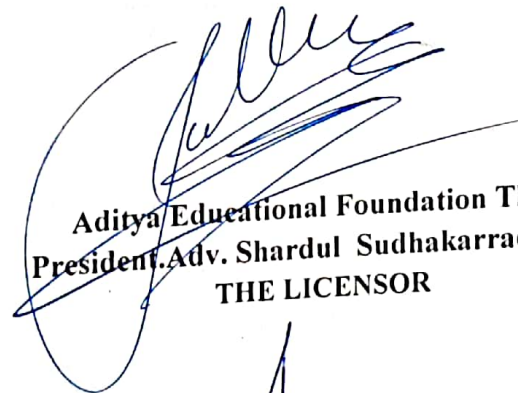
16. The Licensee has completely understood the meaning of this agreement of Leave and License and the Licensee hereby assures that he shall never claim any sort of tenancy right or any other incidental right in respect of the said Building with land.

SCHEDULE OF THE SAID BUILDING WITH LAND ABOVE REFERRED TO :

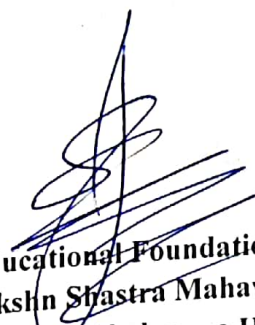
All that piece and parcel Mauje Narehe S. No 42/1A/1 to 19/1, on constructed as per sanction lay-out Building B , admeasuring area 2290 sq. mtrs land and on construction of Building with land area 42521 Sq. ft. Pune situated within the Registration Division and District Pune, Sub Division and Taluka Haveli



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREIN UNDER AT PUNE ON THE DATE HEREINABOVE MENTIONED.

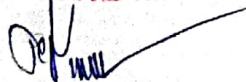

Aditya Educational Foundation Through
President Adv. Shardul Sudhakar Rao Jadhav
THE LICENSOR




Jai Ganesh Educational Foundation Through
Jai Ganesh Shikshin Shastra Mahavidhyalay Narhe
Secretary .Prin. Dr. Sudhakar Rao Udhav Rao Jadhav

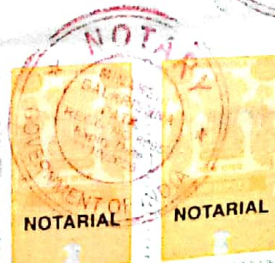


BEFORE ME



THE LICENSEE
NOTED AND REGISTERED
AT SR. NO. 2067/2021
DATE 21.12.2021

NOTARY GOVERNMENT OF INDIA
MINAKSHI BALKRISHNA PATIL
REGD. No. 8995
EXP. DATE 20/10/2026





महाराष्ट्र MAHARASHTRA

2021

BL 101927

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केला.

अनु.क्र. 155.6 दि 13 APR 2022
मु.शु.रकम 500/- प्रतिरूप
दस्ताचा प्रकार प्रतिसाध
दस्त नोंदणी करणार आहेत का? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता जय गणेश
जडे पुणे २१
दुसऱ्या पक्षाचा नांव
हस्ते व्यक्तीचे नांव व पत्ता मी
श्री. बळासाहेब मारुती गायकवाड
दस्ता क्र. २२०११५६
ग.शंकाव खुर्द, सिंगळ रोड, पुणे-४१ मुद्रांक विकत घेणाऱ्याची सही

बलिष्ठ वार अधिकारी
पुणे
06 APR 2022
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

NOTARY
MINAKSHI BALKRISHNA PATIL
REGD NO 8995
Expiry Date 20/10/2026
GOVERNMENT OF INDIA

Patil

LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT MADE AND EXECUTED AT PUNE ON THIS 20th DAY OF DECEMBER 2021.

BETWEEN

Mrs. Surekha Sudhakar Rao Jadhavar

Age: -54 Years , Occupation: Business,

Residing at: Indraprasth, kranti nagar,

Vadgaon Bk Tal- Haveli Dis- Pune

Hereinafter called and referred to as 'THE LICENSOR'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE ONE PART;

AND

Jai Ganesh Educational Foundation Through

Joint. Secretary .Mr. Shardul Sudhakar Rao Jadhavar

Age:- 28 Years: Occupation:- Business,

Residing at:- Indraprasth, kranti nagar,

Vadgaon Bk Tal- Haveli Dis- Pune

Hereinafter called and referred to as the 'LICENSEE'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE OTHER PART

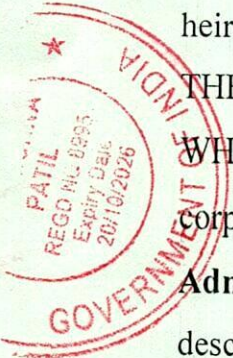
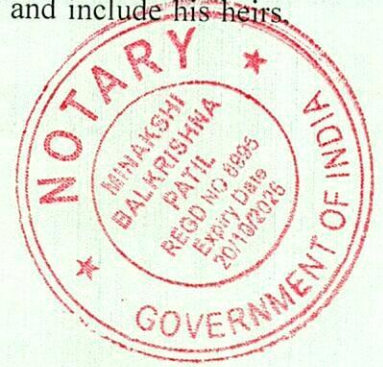
WHEREAS, the Licensor is the owner of the premises situated in Pune corporation limits located at **Mauje Narhe S. No. 42/1A/1 TO 19/1, Open land, Admeasuring area, 06.95R (695sq.Mtrs.)** and which is more particularly described in the schedule written herein under and hereinafter referred to as "The Open Land";

AND WHEREAS, at present the Licensor herein not in need of the said Building with Building, decided to give on Leave and License basis the said Building with Building for a temporary period;

AND WHEREAS, the Licensee after getting knowledge of the intention of the Licensor, requested the Licensor to allow as well as grant permission of the Licensee for using the said Building with Building for a temporary period

AND WHEREAS, relying upon the assurance given by the Licensee to stop use of the said Building with Building immediately upon expiry of period of permission and after due negotiation between the parties hereto, the Licensor herein had agreed to grant to the Licensee (reserving for himself, the care and maintenance) the said Building with Building on the basis of leave and license only, on the terms and conditions herein after set forth.

NOW IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

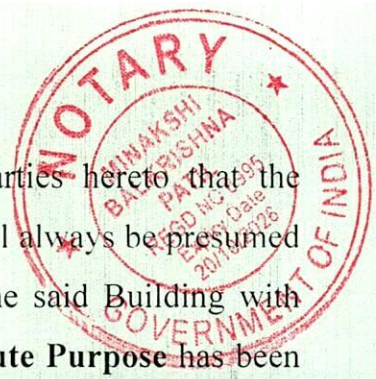


1. This writing shall never be construed as any tenancy or lease agreement nor otherwise creating any other right or interest in the said Building with Building in favor of the Licensee which is not at all the intention of the parties but on the contrary, merely a temporary arrangement, simply to allow the Licensee to use the said Building with Building only for **Educational Institute Purpose** under the control and supervision of the Licensor and the Licensee shall use the said premises on leave and license basis and nothing else.

2. In consideration of the Licensor allowing the Licensee to use the said Building with Building on Leave and License, the Licensee herein shall pay to the Licensor the fixed and agreed sum of Rs.10,000/- (Rs. Ten Thousand Rs only) per month for period 33 years towards License Fee by cash / Cheque, for such temporary use of the said Building with Building for period of 33 years this agreement will start from the date 20/12/2021 and the said amount of License Fee shall be paid by the present Licensee unto the present Licensor on or before 5th of every English Calendar month in advance without any delay or default. The Licensee herein shall pay the aforesaid License fees to the Licensor herein till the Licensee stops the use of the said Building with Building in light of terms and conditions set forth in these presents. It is further agreed between the parties hereto that, if the License herein fails to pay the aforesaid license fees regularly for more than two months then, the Licensor herein shall have absolute authority to issue 10 days notice in writing to the Licensee as to the termination of License and to stop use of the said Building with Building and on receipt of such notice the Licensee herein shall stop the use of the said Building with Building immediately so as to enable the Licensor to occupy the said Building with Building in light of terms and conditions of these presents.

3. The License or permission for use of the said Building with Building hereby granted unto the Licensee by the Licensor as mentioned herein is only for 33 years or on earlier revocation / termination of this agreement as hereinafter provided, whichever event happens earlier the licensee shall immediately stop use of said Building with Building and shall remove all his belongings from the said Building with Building and also remove himself along with his family members therefrom without any excuse or hindrance.





4. It is expressly agreed by and between the parties hereto that the possession of the said Building with Building shall always be presumed with the Licensor herein. Only license to use the said Building with Building by the Licensee for **Educational Institute Purpose** has been agreed to be granted in pursuance of these presents and which shall not amount to delivery of legal possession of the said Building with Building to the Licensee herein. The legal possession of the said Building with Building shall always be presumed with the Licensor herein.

5. Licensee shall not carry out any structural repairs, additions, or alterations without the consent of Licensor

6. The Licensee herein shall use the said Building with Building for purpose of **Educational Institute Purpose** only and shall not use the said Building with Building for any illegal or immoral purpose. The Licensee shall not do or cause to be done anything which may amount to nuisance or annoyance to the other occupants in the Building with Building in which said Building with Building is situated. The Licensee shall use the said Building with Building in such a fashion that no damage is caused to the said Building with Building including the Building with Building.

7. The Licensee shall abide by the rules and regulations of the said Building with Building. The Licensee shall have the right to carry out minor repairs as and when necessary in the said Building with Building and the same shall be carried out or done by the Licensee at his own cost, with prior permission of the present the Licensor. The Licensee shall have the right to install and erect his temporary furniture, electronic gadgets etc. as per his requirement to maintain his minimum standard of living.

8. The Licensee shall use and enjoy the said Building with Building without causing any damage thereto, and in the event of any damage of whatsoever nature caused, the Licensee shall make good the same forthwith. The Licensee shall indemnify and keep indemnified the Licensor in respect of the same. That no complaint or claim of the Licensee shall be maintainable against the Licensor in respect of loss or damage of his goods and belongings in the said Building with Building by way of theft or any other natural calamities. enter into or upon the said Building with Building or any part thereof with a view to examine



the state and condition of the said Building with Building. The Licensee at the time of expiry of the period of license herein granted or earlier revocation/termination shall remove all his furniture and fixtures etc. at his own cost and shall replace all broken fittings and fixtures by equally good and better substitutes.

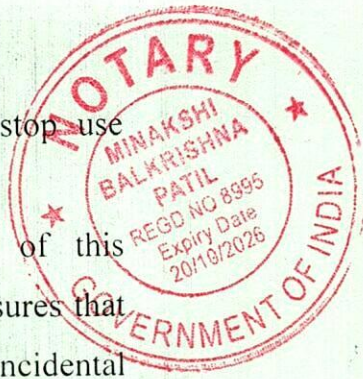


9. The Licensor herein shall pay all taxes payable to the Pune Municipal Corporation, in respect of the said Building with Building.
10. The said Building with Building is provided with a separate electric energy connection of M.S.E.B the Licensee herein shall pay to the M.S.E.D.C Ltd. bills for consumption of electricity drawn on the aforesaid meter and the same shall be paid by the Licensee only for such period, the said facility is used by the Licensee. The Licensee shall indemnify and keep indemnified the Licensor in respect of payment of the said electricity bills payable to the M.S.E.B, in respect of the said Building with Building
11. The Licensee is hereby allowed to park his vehicle in the said parking space allotted in respect of the said Building with Building without causing hindrance to any one.
12. That if the Licensee is desirous to terminate this temporary arrangement of Building with Building prematurely then he shall be required to give one months advance notice unto the Licensor and shall compensate the Licensor by paying one months License fees and all registration charges of this agreement.
13. The Licensee shall not allow any stranger or distant relative to stay in the said Building with Building. The Licensee herein shall not be entitled to transfer or alienate in any manner right confirmed by this agreement in his favour to any third party and not to part with right of leave and license to use the said Building with Building.
14. Provided however and notwithstanding anything herein before contained, it is hereby expressly agreed by and between the parties hereto that if any covenant herein contained shall not be performed or observed by the licensee then the licensor will be entitled to and shall have right to revoke this agreement of leave and license at his absolute discretion without subjecting himself to any liability on that account and notwithstanding any intermediate negotiations on waiver or breach thereof and in such and event and / or also immediately upon expiry of period of permission hereby granted, the licensee shall remove all his



belongings in the said Building with Building and shall stop use thereof.

15. The Licensee has completely understood the meaning of this agreement of Leave and License and the Licensee hereby assures that he shall never claim any sort of tenancy right or any other incidental right in respect of the said Building with Building.



SCHEDULE OF THE SAID BUILDING WITH BUILDING ABOVE

REFERRED TO :

All that piece and parcel Mauje Narhe S. No. 42/1a/1 TO 19/1, Open land, Admeasuring area, 06.95R (695sq.Mtrs.) Pune situated within the Registration Division and District Pune, Sub Division and Taluka Haveli IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREIN UNDER AT PUNE ON THE DATE HEREINABOVE MENTIONED.



**Mrs. Surekha Sudhakar Rao Jadhavar
THE LICENSOR**



**Jai Ganesh Educational Foundation Through
Joint. Secretary Mr. Shardul Sudhakar Rao Jadhavar**

THE LICENSEE

BEFORE ME

**NOTED AND REGISTERED
AT SR. NO. 3400/2021.
DATE 20/12/2021.**

**NOTARY GOVERNMENT OF INDIA
MINAKSHI BALKRISHNA PATIL
REGD. No. 8995
EXP DATE 20/10/2026**



अहवाल दिनांक :- 02/03/2019

गाव नमुना सात

अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

प्रस्तावित फेरफार क्र. : 8603

तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 8519 व दिनांक : 30/07/2018

भूमापन क्रमांक व उपविभाग : 42/137/1ते19/1

भूमापन क्रमांक व उपविभाग 42/137/1ते19/1	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र	आकार	आणे	पे	पो.ख.	फे.फा	खाते क्रमांक
शेताचे स्थानिक नाव :-									
क्षेत्र एकक	आर.चौ.मी	पोपट ज्योतिबा दांगट						(6143)	2226, 2227, 2228
दिन शेती	111.00.00	रामदास पोपट दांगट						(6143)	कुळाचे नाव
दिन शेती	1110.00	नितीन पोपट दांगट						(6143)	इतर अधिकार
आकारणी		निलेश पोपट दांगट						(6143)	
जिरायत		अंजना पोपट दांगट						(6143)	
बागायत		अनंता ज्योतीबा दांगट						(6143)	
तरा		अंकार संतोष दांगट भू पा क आई संगिता						(6143)	
वरकस		कांतीलाल ज्योतीबा दांगट						(6143)	
इतर		बाळू ज्योतीबा दांगट						(6143)	
एकुण क्षेत्र		लता बाळासो दांगट						(6143)	
		जयदिप बाळासो दांगट						(6143)	
		सिधुबाई अनंता दांगट						(6143)	
		आप्पासो ज्योतीबा दांगट						(6143)	
		शाम आप्पासो दांगट						(6143)	
		सुनिल आप्पासो दांगट						(6143)	
		यमुना आप्पासो दांगट						(6143)	
		[संतोष अनंता दांगट						(7596)	
		संगिता संतोष दांगट						(7596)	
		संदेश अनंता दांगट						(7596)	
		सामाईक क्षेत्र	81.15.00	811.50					
		आदित्य एज्युकेशन फाउंडेशन तर्फे प्रेसिडेंट	22.90.00	229.00				(6144)	
		शांतीलाल बी कटारीया	6.95.00	69.50				(6145)	
		सुरेखा सुधाकर जाधवर							
		जमी किंवा विशेष आकारणी							
		जुने फेरफार क्र. :- (6143),(6144),(6145),(8352),(8519)							सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- नन्दे

तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 8519 व दिनांक : 30/07/2018

भूमापन क्रमांक व उपविभाग : 42/137/1ते19/1

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मोक पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्र पिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी	आर. चौ.मी				
2016-17	खरीप										पड	111.0000		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 02/03/2019

नोंदवही अनुक्रमांक :- 93

(नाव :- योगिता संजय गायकवाड)

तलाठी साझा :- धायरी तलाठी सजा धायरी

ता :- हवेली जि :- पुणे

वडमांव खु ॥ नन्दे

ता. हवेली जि. पुणे

दि. 02/03/2019

02/03/2019



भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70040/08797

To

सुरेखा सुधाकर जाधवर

Surekha Sudhakar Jadhavar

S. No.42/1A/A Aditya Sanskruti Banglow

Narhe Road

Near A.I. M. College Manaji Nagar

Pune City

Vadgaon Budruk Pune City Pune

Maharashtra 411041

9850871371

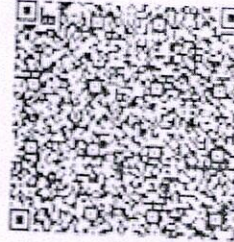
24/03/2013



Ref: 283 / 16G / 563701 / 564585 / P



SH032171854FT



आपला आधार क्रमांक / Your Aadhaar No. :

5652 1612 3997

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

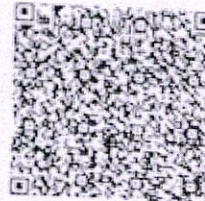


सुरेखा सुधाकर जाधवर

Surekha Sudhakar Jadhavar

जन्म वर्ष / Year of Birth : 1967

स्त्री / Female



Signature

5652 1612 3997

आधार - सामान्य माणसाचा अधिकार



आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

SUREKHA SUDHAKAR JADHAVAR
NAVANATH MORALE
31/08/1967

Permanent Account Number

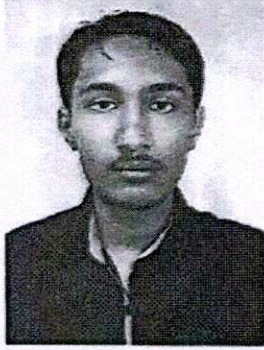
AFSPJ9291B


Signature





भारत सरकार
GOVERNMENT OF INDIA



शार्दुल सुधाकरराव जाधवर
Shardul Sudhakar Rao Jadhavar

जन्म वर्ष / Year of Birth : 1995

पुरुष / Male



8911 4704 9708

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता एम.न.42, सिंहागड रोड, एआईएम
कॉलेज जवळ, नहरे, पुणे शहर, वडगाव
बुद्रुक, पुणे, पुणे शहर, महाराष्ट्र, 411041

Address: S.No.42, Sinhagad
Road, Near AIM Collage, Nahre,
Pune City, Vadgaon Budruk,
Pune, Pune City, Maharashtra,
411041



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHARDUL SUDHAKAR JADHAVAR

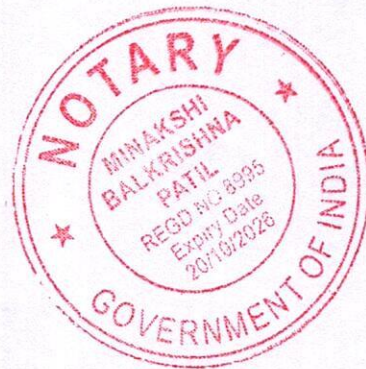
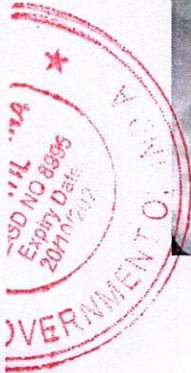
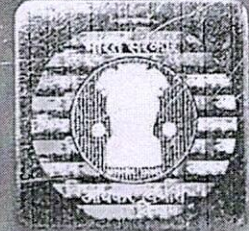
SUDHAKAR JADHAVAR

08/09/1995

Permanent Account Number

AYPPJ1687H

Signature





महाराष्ट्र MAHARASHTRA

2021

BG 596418

ज्या कारणासाठी ज्यानी मुद्राक खरेदी केली त्यानी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे

अनु.क्र. १४४४ दि 14 DEC 2021 मु.शु.रकम १००१

दस्तावा प्रकार फक्त प्रतिज्ञापत्रासाठी
दस्त नोंदणी करणार आहेत का? हाय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता

दस्तावा प्रकाराचे नांव

हरते व्यक्तीचे नांव व पत्ता

श्री. डी. आर. भुरुवक

मुद्रांक विकत घेणाऱ्याची सही रा अथवा, ता हवेली, जि पत्र-४

वरिष्ठ कोषागार अधिकारी
पुणे
08 DEC 2021
प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

NOTARY
MINAKSHI
BALKRISHNA
PATIL
REGD NO 8995
Expiry Date
20/10/2026
GOVERNMENT OF INDIA

LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT MADE AND EXECUTED
AT PUNE ON THIS 20th DAY OF DECEMBER 2021.

BETWEEN

Prof.Dr. Sudhakar Rao Uddhav Rao Jadhavar

Age: -62 Years, Occupation: Business,

Residing at: Indraprasth, kranti nagar,
Vadgaon Bk Tal- Haveli Dis- Pune

Hereinafter called and referred to as 'THE LICENSOR'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE ONE PART;

AND

Jai Ganesh Educational Foundation Through

Joint. Secretary .Mr. Shardul Sudhakar Rao Jadhavar

Age:- 28 Years: Occupation:- **Business,**

Residing at:- Indraprasth, kranti nagar,
Vadgaon Bk Tal- Haveli Dis- Pune

Hereinafter called and referred to as the 'LICENSEE'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE OTHER PART

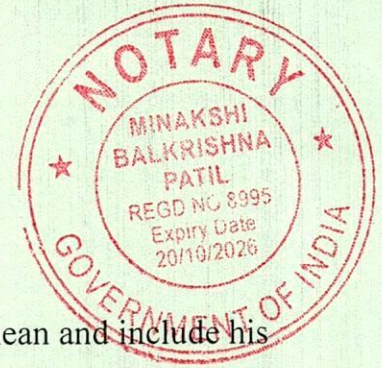
WHEREAS, the Licensor is the owner of the premises situated in Pune corporation limits located at **Mauje Narhe S. No. 43/3, Open land, Admeasuring area, 00H.3.50R (350sq.Mtrs.)** and which is more particularly described in the schedule written herein under and hereinafter referred to as "The Open Land";

AND WHEREAS, at present the Licensor herein not in need of the said Building with Building, decided to give on Leave and License basis the said Building with Building for a temporary period;

AND WHEREAS, the Licensee after getting knowledge of the intention of the Licensor, requested the Licensor to allow as well as grant permission of the Licensee for using the said Building with Building for a temporary period

AND WHEREAS, relying upon the assurance given by the Licensee to stop use of the said Building with Building immediately upon expiry of period of permission and after due negotiation between the parties hereto, the Licensor herein had agreed to grant to the Licensee (reserving for himself, the care and maintenance) the said Building with Building on the basis of leave and license only, on the terms and conditions herein after set forth.

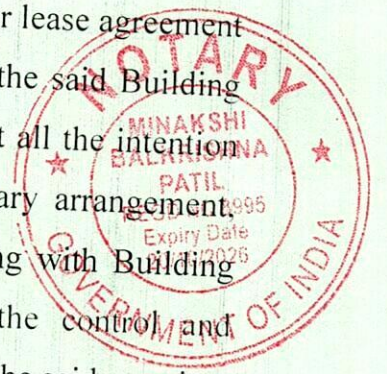
NOW IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:



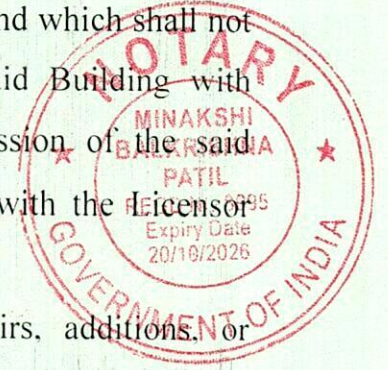
1. This writing shall never be construed as any tenancy or lease agreement nor otherwise creating any other right or interest in the said Building with Building in favor of the Licensee which is not at all the intention of the parties but on the contrary, merely a temporary arrangement simply to allow the Licensee to use the said Building with Building only for **Educational Institute Purpose** under the control and supervision of the Licensor and the Licensee shall use the said premises on leave and license basis and nothing else.

2. In consideration of the Licensor allowing the Licensee to use the said Building with Building on Leave and License, the Licensee herein shall pay to the Licensor the fixed and agreed sum of Rs.10,000 /- (Rs. Ten Thousand Rs only) per month for period 33 years towards License Fee by cash / Cheque, for such temporary use of the said Building with Building for period of 33 years this agreement will start from the date 20/12/2021 and the said amount of License Fee shall be paid by the present Licensee unto the present Licensor on or before 5th of every English Calendar month in advance without any delay or default. The Licensee herein shall pay the aforesaid License fees to the Licensor herein till the Licensee stops the use of the said Building with Building in light of terms and conditions set forth in these presents. It is further agreed between the parties hereto that, if the License herein fails to pay the aforesaid license fees regularly for more than two months then, the Licensor herein shall have absolute authority to issue 10 days notice in writing to the Licensee as to the termination of License and to stop use of the said Building with Building and on receipt of such notice the Licensee herein shall stop the use of the said Building with Building immediately so as to enable the Licensor to occupy the said Building with Building in light of terms and conditions of these presents.

3. The License or permission for use of the said Building with Building hereby granted unto the Licensee by the Licensor as mentioned herein is only for 33 years or on earlier revocation / termination of this agreement as hereinafter provided, whichever event happens earlier the licensee shall immediately stop use of said Building with Building and shall remove all his belongings from the said Building with Building and also remove himself along with his family members therefrom without any excuse or hindrance.

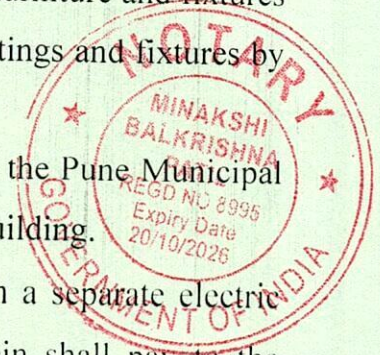


4. It is expressly agreed by and between the parties hereto that the possession of the said Building with Building shall always be presumed with the Licensor herein. Only license to use the said Building with Building by the Licensee for **Educational Institute Purpose** has been agreed to be granted in pursuance of these presents and which shall not amount to delivery of legal possession of the said Building with Building to the Licensee herein. The legal possession of the said Building with Building shall always be presumed with the Licensor herein.
5. Licensee shall not carry out any structural repairs, additions, or alterations without the consent of Licensor
6. The Licensee herein shall use the said Building with Building for purpose of **Educational Institute Purpose** only and shall not use the said Building with Building for any illegal or immoral purpose. The Licensee shall not do or cause to be done anything which may amount to nuisance or annoyance to the other occupants in the Building with Building in which said Building with Building is situated. The Licensee shall use the said Building with Building in such a fashion that no damage is caused to the said Building with Building including the Building with Building.
7. The Licensee shall abide by the rules and regulations of the said Building with Building. The Licensee shall have the right to carryout minor repairs as and when necessary in the said Building with Building and the same shall be carried out or done by the Licensee at his own cost, with prior permission of the present the Licensor. The Licensee shall have the right to install and erect his temporary furniture, electronic gadgets etc. as per his requirement to maintain his minimum standard of living.
8. The Licensee shall use and enjoy the said Building with Building without causing any damage thereto, and in the event of any damage of whatsoever nature caused, the Licensee shall make good the same forthwith. The Licensee shall indemnify and keep indemnified the Licensor in respect of the same. That no complaint or claim of the Licensee shall be maintainable against the Licensor in respect of loss or damage of his goods and belongings in the said Building with Building by way of theft or any other natural calamities. enter into or upon the said Building with Building or any part thereof with a view to examine



the state and condition of the said Building with Building. The Licensee at the time of expiry of the period of license herein granted or earlier revocation/termination shall remove all his furniture and fixtures etc. at his own cost and shall replace all broken fittings and fixtures by equally good and better substitutes.

9. The Licensor herein shall pay all taxes payable to the Pune Municipal Corporation, in respect of the said Building with Building.
10. The said Building with Building is provided with a separate electric energy connection of M.S.E.B the Licensee herein shall pay to the M.S.E.D.C Ltd. bills for consumption of electricity drawn on the aforesaid meter and the same shall be paid by the Licensee only for such period, the said facility is used by the Licensee. The Licensee shall indemnify and keep indemnified the Licensor in respect of payment of the said electricity bills payable to the M.S.E.B. in respect of the said Building with Building
11. The Licensee is hereby allowed to park his vehicle in the said parking space allotted in respect of the said Building with Building without causing hindrance to any one.
12. That if the Licensee is desirous to terminate this temporary arrangement of Building with Building prematurely then he shall be required to give one months advance notice unto the Licensor and shall compensate the Licensor by paying one months License fees and all registration charges of this agreement.
13. The Licensee shall not allow any stranger or distant relative to stay in the said Building with Building. The Licensee herein shall not be entitled to transfer or alienate in any manner right confirmed by this agreement in his favour to any third party and not to part with right of leave and license to use the said Building with Building.
14. Provided however and notwithstanding anything herein before contained, it is hereby expressly agreed by and between the parties hereto that if any covenant herein contained shall not be performed or observed by the licensee then the licensor will be entitled to and shall have right to revoke this agreement of leave and license at his absolute discretion without subjecting himself to any liability on that account and notwithstanding any intermediate negotiations on waiver or breach thereof and in such and event and / or also immediately upon expiry of period of permission hereby granted, the licensee shall remove all his



belongings in the said Building with Building and shall stop use thereof.

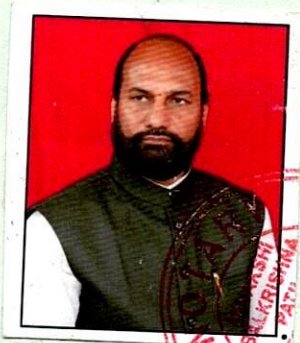
15. The Licensee has completely understood the meaning of this agreement of Leave and License and the Licensee hereby assures that he shall never claim any sort of tenancy right or any other incidental right in respect of the said Building with Building.



SCHEDULE OF THE SAID BUILDING WITH BUILDING ABOVE

REFERRED TO :

All that piece and parcel Mauje Narhe S. No. 43/3, Open land, Admeasuring area, 00H.3.50R (350sq.Mtrs.) Pune situated within the Registration Division and District Pune, Sub Division and Taluka Haveli IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREIN UNDER AT PUNE ON THE DATE HEREINABOVE MENTIONED.



Prof. Dr. Sudhakarrao Uddhavrao Jadhavar
THE LICENSOR



Jai Ganesh Educational Foundation Through
Joint Secretary Mr. Shardul Sudhakarrao Jadhavar

THE LICENSEE



BEFORE ME

NOTARY GOVERNMENT OF INDIA
MINAKSHI BALKRISHNA PATIL
REGD No. 8995

NOTED AND REGISTERED
AT SR. NO. 3601/2024
DATE 20/12/2021



गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]
गाव - नन्हे ता. लुका - हवेली जिल्हा - पुणे क्षेत्राचा फेरफार क्रमांक : ४३०७ व दिनांक : ०१/०३/२०२०

गाव - नन्हे
मुद्रापत्र क्रमांक व उपविभाग : ४३/३

मुद्रापत्र क्रमांक व उपविभाग		भू-धारणा पद्धती	भोगवटदाराने नांव				घात क्रमांक
४३/३		भोगवटदार वर्ग-१	क्षेत्र	आकार	पो.ख.	फे.फा	
सैदाचे स्थायिक मान :-							
क्षेत्र एकूट	०.१२.००	दादासाहेब काळुराम कुटे	०.०४.००	०.०४	०.०१.००	(४४६६)	४४६, [७८९], [१६४९], ९५७६, ९५९२, १०१५८
निरासय	-						
वागायत	-	[महादू काळुराम कुटे			१	(४५६३)	कुळाचे नाव
हरी	-	[महादू काळुराम कुटे			१	(४५६३)	इतर अधिकार
वरकम	-	सामाईक क्षेत्र					चुकटा
इतर	-						-(६४८)
एकूट क्षेत्र	०.१२.००	[योचनाबाई कैनास पाटील	०.०१.००	०.०१	१	(४१५८)	इतर
पट्टे-खराब (सायबदास अपॉयन्ट)	-						-(१७३२)
वर्ग (अ)	०.०३.००	अश्विनी बापू काकडे					इतर
वर्ग (ब)	-	[काळसाहेब काळुराम कुटे	०.०३.००	०.०३	०.०१००	(१७३२)	-(२४४५)
वर्ग (क)	-	उज्वला नवनाथ जागडे					(२४४५)
एकूट पो.ख	०.०३.००	वैजयंता मंरुत किवडे					(४३०५)
आकारवरी	०.१५	शालन काळसाहेब कुटे					(४३०५)
सुकी किंवा विशेष		राजश्री भाऊसाहेब कुटे					(४३०५)
आकारवरी		सामाईक क्षेत्र	०.०३.५०	०.०१	०.०१.००	(४३०५)	
		सुधाकर उष्टवराव बाधवार	०.०३.५०	०.०४		(४३०५)	
		विनायक दादासाहेब कुटे				(४५६३)	
		निखिल दादासाहेब कुटे				(४५६३)	
		सामाईक क्षेत्र	०.०४.००	०.०४	०.०१.००		

फेरफार क्र. (३७५),(११४४),(१२८७),(१७३२),(२३१६),(२४४५),(३९५१),(४४६६),(४७७१),(४३०४),(४३०५),(४४०७) सीमा आणि मुद्रापत्र चिन्हे :-

सुचना :- या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शायकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७]
गाव - नन्हे ता. लुका - हवेली जिल्हा - पुणे क्षेत्राचा फेरफार क्रमांक : ४३०७ व दिनांक : ०१/०३/२०२०

गाव - नन्हे
मुद्रापत्र क्रमांक व उपविभाग : ४३/३

वर्ष	हंगाम	पिकावलीत क्षेत्राचा तपशील						निर्पेक्ष पिकावलीत क्षेत्र	सांगवडीसाठी उपलब्ध नसलेली जमीन	जलसिंचनाचे साधन	सौर				
		मिश्र पिकावलीत क्षेत्र	घटक पिके व प्रत्येकावलीत क्षेत्र			निर्पेक्ष पिकावलीत क्षेत्र									
(१)	(२)	मिश्र पिकावलीत क्षेत्राचा सकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	(१३)	(१४)	(१५)
			ह.आर. पो.मी	ह.आर. पो.मी		ह.आर. पो.मी	ह.आर. पो.मी		ह.आर. पो.मी	ह.आर. पो.मी					
२०१८-१९	संपूर्ण वर्ष														
२०१९-२०	संपूर्ण वर्ष										घालू पट	०.१५००			
											घालू पट	०.१५००			

सुचना :- या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शायकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

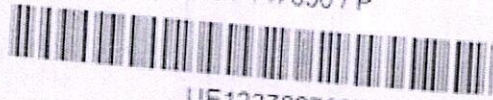
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1190/14723/01925

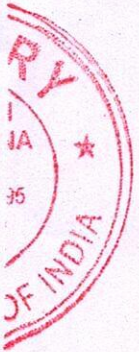
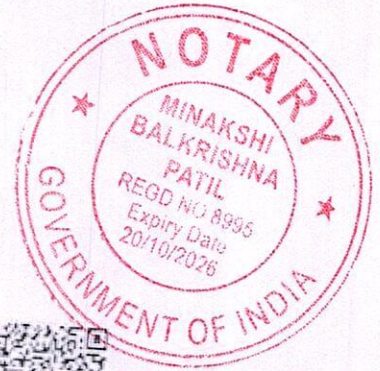
To,
मुधाकर उद्धवराव जाधवर
Sudhakar Uddhavrao Jadhavar
INDRAPRASTH BANGLA KRANTI NAGAR
SINHAGD ROAD
BEHIND THRMURTI HOSPITAL VAOGAON BUDRUK
Pune
Pune
Maharashtra 411041

12/12/2011

Ref: 74 / 02C / 146160 / 147630 / P



UE123782762IN



आपला आधार क्रमांक / Your Aadhaar No. :

4879 2219 2110

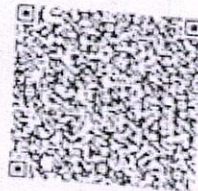
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



मुधाकर उद्धवराव जाधवर
Sudhakar Uddhavrao Jadhavar
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male



4879 2219 2110

आधार — सामान्य माणसाचा अधिकार

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER



AAQPJ5612F



नाम /NAME

SUDHAKAR UDDHAVRAO JADHWAR

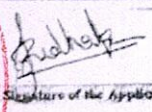
पिता का नाम /FATHER'S NAME

UDDHAVRAO JADHAWAR

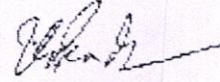
जन्म तिथि /DATE OF BIRTH

06-06-1961

हस्ताक्षर /SIGNATURE


Signature of the Applicant





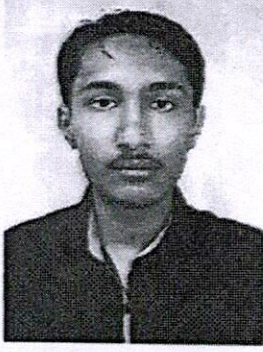
आयकर आयुक्त-I, पुणे

Commissioner of Income-tax I, Pune





भारत सरकार
GOVERNMENT OF INDIA



शार्दुल सुधाकरराव जाधवर
Shardul Sudhakar Rao Jadhavar
जन्म वर्ष / Year of Birth : 1995
पुरुष / Male



8911 4704 9708

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता एम.न.42, सिंहगड रोड, एआईएम
कॉलेज जवळ, नहरे, पुणे शहर, वडगाव
बुद्रुक, पुणे, पुणे शहर, महाराष्ट्र, 411041

Address: S.No.42, Sinhagad
Road, Near AIM Collage, Nahre,
Pune City, Vadgaon Budruk,
Pune, Pune City, Maharashtra,
411041



1947
1800 180 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

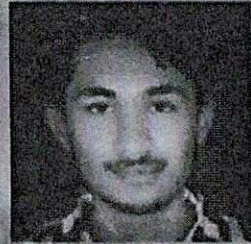
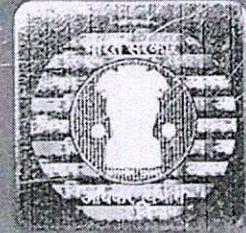
SHARDUL SUDHAKAR JADHAVAR


SUDHAKAR JADHAVAR

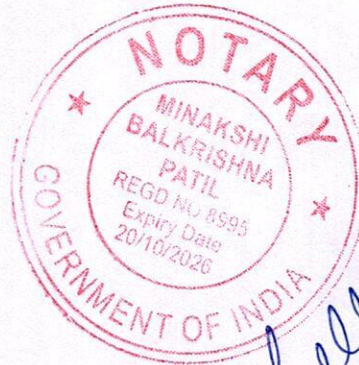
08/09/1995

Permanent Account Number

AYPPJ1687H




Signature





5



महाराष्ट्र MAHARASHTRA

2021

BG 596710

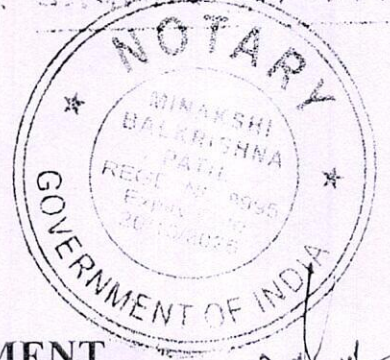
ज्या कारणासाठी ज्यानी मुद्राक खरेदी केला त्याना त्याच कारणामुळे मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

20000 21 DEC 2021
 अनु. क्र. _____ दि _____ मु. शु. रकम 4000
 दस्तावा प्रकार _____
 दरमि नोंदणी करणारा आहेत का? होय/नाही _____
 मिळविलेले वर्णन _____
 मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता _____
 मुद्रांक विकत घेणाऱ्याचे नांव _____
 हस्त व्यक्तीचे नांव व पत्ता _____
 श्री. डी. आर. भुरगडे
 परवाना क्र. 2209444
 मुद्रांक विकत घेणाऱ्याची सही रा _____ ता इवेली जि पुणे-४



08 DEC 2021

प्रथम मुद्रांक लिपीक जोपासण करणे गरजेचे आहे



LEAVE AND LICENSE AGREEMENT
THIS LEAVE AND LICENSE AGREEMENT MADE AND EXECUTED
AT PUNE ON THIS 21st DAY OF DECEMBER 2021.

BETWEEN

Late. Uddhavrao Tulshiram Jadhavar Foundation Through

Vic. President. Adv. Shardul Sudhakar Rao Jadhavar

Age: -27 Years , Occupation: Business,

Residing at: Sudhakar Nivas, Manajinager. Narhe Tal- Haveli Dis- Pune

Hereinafter called and referred to as 'THE LICENSOR'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

THE PARTY OF THE ONE PART;

AND

Jai Ganesh Educational Foundation Through

Jai Ganesh Shikshn Shastra Mahavidhyalay Narhe

Secretary .Prin. Dr. Sudhakar Rao Uddhavrao Jadhavar

Age:- 60 Years: Occupation:- Business,

Residing at: - Sudhakar Nivas, Manajinager. Narhe Tal- Haveli Dis- Pune

Hereinafter called and referred to as the 'LICENSEE'

(Which expression shall unless repugnant to the context or mean and include his heirs, executors, administrators and assigns)

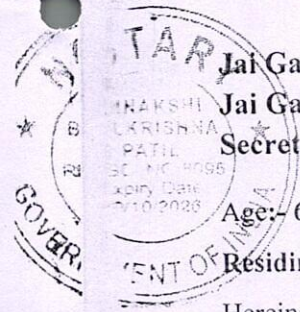
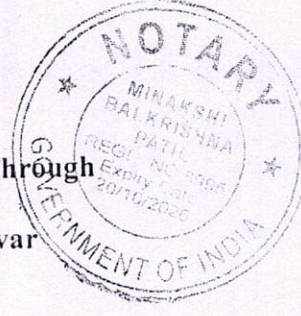
THE PARTY OF THE OTHER PART

WHEREAS, the Licensor is the owner of the premises situated in Pune corporation limits located at **Mauje Narhe S. No 18/2 Open land admeasuring land area 00H61R** and which is more particularly described in the schedule written herein under and hereinafter referred to as "The Land with land";

AND WHEREAS, at present the Licensor herein not in need of the said Land with land, decided to give on Leave and License basis the said Land with land for a temporary period;

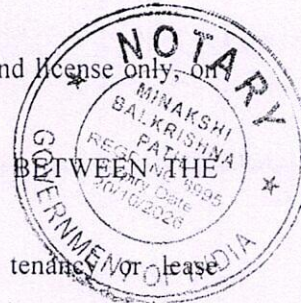
AND WHEREAS, the Licensee after getting knowledge of the intention of the Licensor, requested the Licensor to allow as well as grant permission of the Licensee for using the said Land with land for a temporary period

AND WHEREAS, relying upon the assurance given by the Licensee to stop use of the said Land with land immediately upon expiry of period of permission and after due negotiation between the parties hereto, the Licensor herein had agreed to grant to the Licensee (reserving for himself, the care and

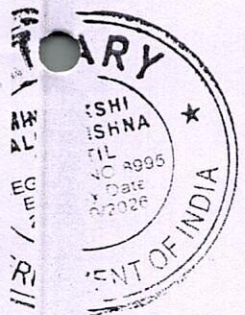


maintenance) the said Land with land on the basis of leave and license only, on the terms and conditions herein after set forth.

NOW IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

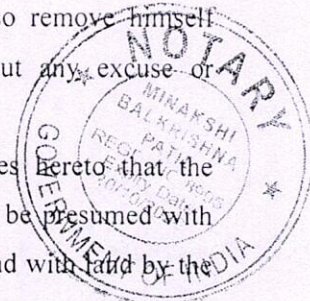


1. This writing shall never be construed as any tenancy or lease agreement nor otherwise creating any other right or interest in the said Land with land in favor of the Licensee which is not at all the intention of the parties but on the contrary, merely a temporary arrangement, simply to allow the Licensee to use the said Land with land only for **Ground purpose** under the control and supervision of the Licensor and the Licensee shall use the said premises on leave and license basis and nothing else.
2. In consideration of the Licensor allowing the Licensee to use the said Land with land on Leave and License, the Licensee herein shall pay to the Licensor the fixed and agreed sum of Rs.30,000 /- (Rs. Thirty Thousand only) per month and 10% of increase in rent every year for period 33 years towards License Fee by cash / Cheque, for such temporary use of the said Land with land for period of 33 years this agreement will start from the date 20/12/2021 and the said amount of License Fee shall be paid by the present Licensee unto the present Licensor on or before 5th of every English Calendar month in advance without any delay or default. The Licensee herein shall pay the aforesaid License fees to the Licensor herein till the Licensee stops the use of the said Land with land in light of terms and conditions set forth in these presents. It is further agreed between the parties hereto that, if the License herein fails to pay the aforesaid license fees regularly for more than two months then, the Licensor herein shall have absolute authority to issue 10 days notice in writing to the Licensee as to the termination of License and to stop use of the said Land with land and on receipt of such notice the Licensee herein shall stop the use of the said Land with land immediately so as to enable the Licensor to occupy the said Land with land in light of terms and conditions of these presents.
3. The License or permission for use of the said Land with land hereby granted unto the Licensee by the Licensor as mentioned herein is only for **33 Years** or on earlier revocation / termination of this agreement as hereinafter provided, whichever event happens earlier the licensee shall immediately stop use of said Land with land and shall remove all his



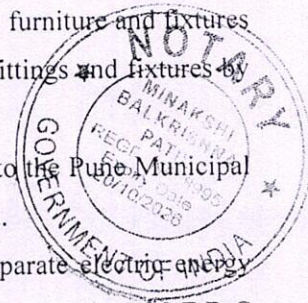
belongings from the said Land with land and also remove himself along with his family members therefrom without any excuse or hindrance.

4. It is expressly agreed by and between the parties hereto that the possession of the said Land with land shall always be presumed with the Licensor herein. Only license to use the said Land with land by the Licensee for **Ground purpose** has been agreed to be granted in pursuance of these presents and which shall not amount to delivery of legal possession of the said Land with land to the Licensee herein. The legal possession of the said Land with land shall always be presumed with the Licensor herein.
5. Licensee shall not carry out any structural repairs, additions, or alterations without the consent of Licensor
6. The Licensee herein shall use the said Land with land for purpose of **Ground purpose** only and shall not use the said Land with land for any illegal or immoral purpose. The Licensee shall not do or cause to be done anything which may amount to nuisance or annoyance to the other occupants in the Land with land in which said Land with land is situated. The Licensee shall use the said Land with land in such a fashion that no damage is caused to the said Land with land including the Land with land.
7. The Licensee shall abide by the rules and regulations of the said Land with land. The Licensee shall have the right to carry out minor repairs as and when necessary in the said Land with land and the same shall be carried out or done by the Licensee at his own cost, with prior permission of the present the Licensor. The Licensee shall have the right to install and erect his temporary furniture, electronic gadgets etc. as per his requirement to maintain his minimum standard of living.
8. The Licensee shall use and enjoy the said Land with land without causing any damage thereto, and in the event of any damage of whatsoever nature caused, the Licensee shall make good the same forthwith. The Licensee shall indemnify and keep indemnified the Licensor in respect of the same. That no complaint or claim of the Licensee shall be maintainable against the Licensor in respect of loss or damage of his goods and belongings in the said Land with land by way of theft or any other natural calamities.
- 9.



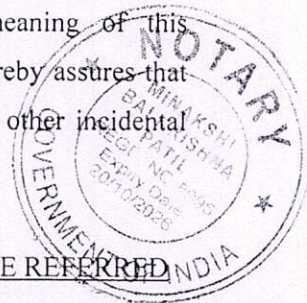
enter into or upon the said Land with land or any part thereof with a view to examine the state and condition of the said Land with land. The Licensee at the time of expiry of the period of license herein granted or earlier revocation/termination shall remove all his furniture and fixtures etc. at his own cost and shall replace all broken fittings and fixtures by equally good and better substitutes.

10. The Licensor herein shall pay all taxes payable to the Pune Municipal Corporation, in respect of the said Land with land.
11. The said Land with land is provided with a separate electric energy connection of M.S.E.B the Licensee herein shall pay to the M.S.E.D.C Ltd. bills for consumption of electricity drawn on the aforesaid meter and the same shall be paid by the Licensee only for such period, the said facility is used by the Licensee. The Licensee shall indemnify and keep indemnified the Licensor in respect of payment of the said electricity bills payable to the M.S.E.B, in respect of the said Land with land
12. The Licensee is hereby allowed to park his vehicle in the said parking space allotted in respect of the said Land with land without causing hindrance to any one.
13. That if the Licensee is desirous to terminate this temporary arrangement of Land with land prematurely then he shall be required to give one months advance notice unto the Licensor and shall compensate the Licensor by paying one months License fees and all registration charges of this agreement.
14. The Licensee shall not allow any stranger or distant relative to stay in the said Land with land. The Licensee herein shall not be entitled to transfer or alienate in any manner right confirmed by this agreement in his favour to any third party and not to part with right of leave and licensee to use the said Land with land.
15. Provided however and notwithstanding anything herein before contained, it is hereby expressly agreed by and between the parties hereto that if any covenant herein contained shall not be performed or observed by the licensee then the licensor will be entitled to and shall have right to revoke this agreement of leave and license at his absolute discretion without subjecting himself to any liability on that account and notwithstanding any intermediate negotiations on waiver or breach thereof and in such and event and / or also immediately upon expiry of



period of permission hereby granted, the licensee shall remove all his belongings in the said Land with land and shall stop use thereof.

16. The Licensee has completely understood the meaning of this agreement of Leave and License and the Licensee hereby assures that he shall never claim any sort of tenancy right or any other incidental right in respect of the said Land with land.

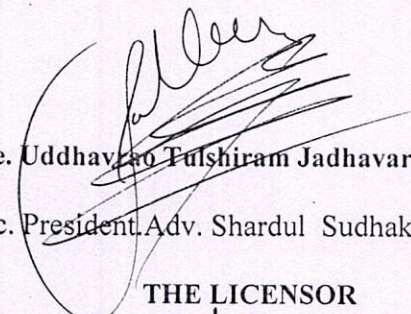


SCHEDULE OF THE SAID LAND WITH LAND ABOVE REFERRED

TO :

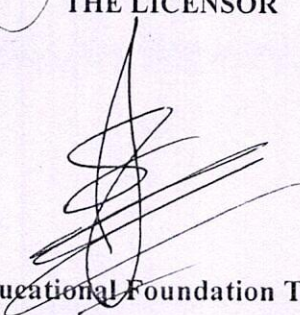
All that piece and parcel Mauje Narhe S. No 18/2 Open land admeasuring land area 00H 61R Pune situated within the Registration Division and District Pune, Sub Division and Taluka Haveli

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED HEREIN UNDER AT PUNE ON THE DATE HEREINABOVE MENTIONED.


Late. Uddhavrao Tulshiram Jadhavar Foundation

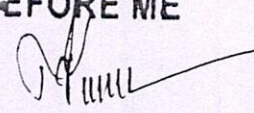
Through Vic. President Adv. Shardul Sudhakarrao Jadhavar

THE LICENSOR


Jai Ganesh Educational Foundation Through
Jai Ganesh Shikshn Shastra Mahavidhyalay Narhe
Secretary .Prin.Dr. Sudhakarrao Uddhavrao Jadhavar

THE LICENSEE

BEFORE ME


NOTARY GOVERNMENT OF INDIA
MINAKSHI BALKRISHNA PATIL
REGD. No. 8995
EXP. DATE 20/10/2026

NOTED AND REGISTERED
AT SR. NO. 2064/2021
DATE 21/12/2021

Should be signed upon and registered within three months with parties both according to the provisions of the Act.

