



महाराष्ट्र MAHARASHTRA

© 2022

BP 246980

५ गणकाठी त्यांनी मुद्रांक खारदी केला अस्त्रे त्यांनी त्याच कारणासाठी ६ महिन्यांवा आत कौपर करावधा असै

प्रकार/ अनुच्छेद क्रमांक :.....

ग्री करणार कोहेत का 10551155

होगार असल्यात तुव्यम निवधक कार्यालयाचे नाव : —

प्रेरणा :

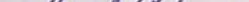
वेक्त येणा-याचे नाव व पत्ता : २३/१८८२/८१८१२/१९

प्रश्नाराचे नम्बर : ५८९ २५५ २१५ -

तत्काल नांव व धर्ता : 540/- 25 ११/८/-

प्राकृतिक रूप से विद्युत ऊर्जा का उपयोग करने की विधि विद्युत ऊर्जा का उपयोग करने की विधि

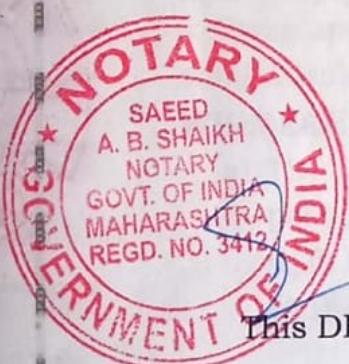
वक्रो नांद वही अनु.क्रमांक :... 8369 ... दि. 13/09/1912

बक्स धूम-धारी सही 

तारक मुद्राक व्यक्तित्वाची सही/पत्ता/

The Pune Lawyers Consumer Co-op Society Ltd., Pune - 411 001

Co-op Society Ltd., Pune-5
LIC No.: 2201111



LEASE DEED

This DEED OF LEASE made at on this 13th day of

September, 2022.

c) The LESSOR is willing to handover the said premises for the purpose of Madarsa and Urdu School:

- i. The LESSOR has full power and absolute authority to grant this lease to the LESSEE.
- ii. The Demised Premises is free from all and charges and the LESSOR is encumbrances holding valid and marketable title to the same.
- iii. The Demised Premises can be used for Madarsa and Urdu
- iv. The School purposes. LESSOR shall not terminate the lease before the expiry of the said period of 30 years.

d) Based on the representations made by the LESSOR hereinabove and believing them to be true, the LESSOR and LESSEE have now agreed to execute this LEASE DEED on the terms and conditions hereinafter appearing.

e) This Lease Deed is deemed to have commenced from 1st day of September 2022, the date on which the Lessee has been put in vacant and peaceful possession of the Demised Premises.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

- 1) In consideration of the premises and of the rent hereby reserved and the covenants, conditions and provisions hereinafter contained, the LESSOR doth hereby lease and demise unto the LESSEE of the said demised premises. The right for the LESSEE TO HAVE AND TO HOLD the Demised Premises unto the LESSEE for the term of 30 years commencing from the 1st day of September, 2022 and expiring on the 31st day of August 2052 subject to the LESSEE YIELDING AND PAYING therefore through the said term the monthly rent of Rs. 500/- and Cantonment Taxes and Electricity bill shall be paid by the Lessee.
- 2) The LESSEE to the intent that obligations may continue throughout the terms hereby granted doth hereby covenant with the LESSOR as follows:
 - a) To use the Demised Premises for any lawful purpose for running school activity, educational program, trust educational activities The LESSEE shall have full freedom of access over suitable

- b) To runs school activities and to conduct educational program, seminar, educational camp, social educational object in the said premises.
- c) To regularly pay bills for electricity and water consumed on the Demised Premises.
- d) At the expiration of the said term to deliver unto the LESSOR the Demised Premises.

3) The LESSOR doth hereby covenant with the LESSEE as follows:

- (a) The LESSOR has good right, full power and absolute authority to demise unto the LESSEE the Demised Premises for the period on the terms and conditions herein contained.
- (b) The LESSOR agrees that at the expiration of the said term of 30 years this lease will automatically and without any further act of the parties hereto shall stand renewed for a further similar period, unless either party shall, prior to the expiration of the last mentioned term, have given to the other party three calendar month's previous notice in writing of its intention not to renew the lease. The renewed lease will be on a monthly rent as may be mutually agreed between the parties subject to the same covenants, conditions and agreement as are herein contained including the present covenant for renewal. It being clarified that at the time of such renewal the parties shall execute fresh lease deed.
- (c) THAT the LESSEE duly paying the rent hereby reserved and performing and observing all the terms, covenants, conditions and stipulations herein contained and on its part to be performed and observed shall peaceably posses, hold and enjoy the Demised Premises during the said term, without any interruption, eviction, hindrance or claim by or of the LESSOR or any person rightfully claiming through or under her/him/them or any Government or Local Authorities.
- (d) That the LESSOR shall at all times keep the LESSEE indemnified from all losses, suits, damage, costs, charges, expenses, claims and demands whatsoever to which the LESSEE may become subject to or suitable on account of any claim put forward by any party in respect of the Demised Premises excepting as regards the provisions laid down under the Office Acquisition Act or any other Act for the time being in force or as regards the

illegal use by the LESSEE of the Demised Premises, the LESSOR agreeing to defend and maintain any suits that may be filed for ejecting the LESSEE on ground of any defect in the title of the LESSOR and in case the LESSEE is compelled to vacate the Demised Premises to make good to the LESSEE any loss or losses occasioned thereby and without prejudice to the foregoing in particular will hold the LESSEE harmless and indemnified against all losses costs charges and expenses occasioned to the LESSEE by any claim made by any person against the LESSOR and involving the LESSEE in legal costs or involving the discontinuance of the user of the Demised Premises.

(e) THAT the LESSEE will be at liberty to remove all tanks, plant, buildings or structures, pumps, erections, fixture installation, pipes and pipelines, boundary wall, fencing installed, erected or constructed and brought in by it notwithstanding that they comprise fixtures embedded in or attached to the earth and the LESSOR shall have no claim thereto in any manner whatsoever, the entirety of such tanks, buildings or structures, plant pipelines, boundary wall as aforesaid will always remain the property of the LESSEE.

(f) THE LESSOR shall not at any time do or permit or suffer to be done upon any office adjoining the Demised Premises now or hereafter belonging to, in the occupation or under the control of the LESSOR.

(i) Generally without affecting the rights of the LESSOR to give all consents and sanctions to the LESSEE as and when required to do such things at the costs and expenses of the LESSEE for better and further enjoyment of the Demised Premises by the LESSEE and to do, execute and perform.

4) NOW IT IS MUTUALLY AGREED BETWEEN THE LESSOR AND THE LESSEE AS FOLLOWS.

(a) In the event of the Demised Premises being acquired by government or any public body for a public purpose the lease shall terminate and neither party shall have any claim or right against the other in respect of the terms and conditions stated herein, PROVIDED THAT the parties hereto shall be respectively entitled to such compensation as may be awarded under the law.

(b) That the LESSEE shall have the first option of purchasing the Demised Premises at the fair market price than prevailing in the event of the

purchasing the Demised Premises at the fair market price than prevailing in the event of the LESSOR deciding to sell the same for which the LESSOR shall make out a marketable title free from encumbrances and doubts after taking the possession from WAKF Board.

- c) The LESSOR hereby undertakes that during the said lease period, the LESSOR shall not sell, sub- let, re-let, transfer, charge, mortgage, alienate, part with or deal with the said Demised Premises or any part thereof or give on leave and licence basis or create any third party interest in favour of any person/persons. The LESSOR also undertakes not to create any charge or encumbrance of any nature whatsoever on the Demised Premises, without the written consent of the LESSEE.
- d) It is hereby specifically agreed and understood between the parties hereto that in the event the LESSEE is unable to obtain the necessary consents / permissions/authorisations from the concerned Governmental Authorities for the purpose of setting up of the Retail Station and accordingly intimates the LESSOR, this Agreement shall stand forthwith terminated and neither party shall have any claims of whatsoever nature against the other.
- e) THESE presents shall be done in duplicate and the LESSEE shall keep the original lease and the LESSOR shall have the duplicate hereof for his records.
- f) THAT the stamp duty and registration charges on these presents and the duplicate hereof shall be borne by the Lessee hereto.
- g) ANY NOTICE to be given hereunder shall be deemed to have been duly given if sent by registered post to the last known address of the party concerned to receive the same.

5. ENTIRE AGREEMENT

This Agreement with Annexures hereto constitutes the entire Agreement among the parties hereto and supersedes all prior Agreements and understandings oral and written on the above in respect of any matter covered by this Agreement. In the event, there is any conflict between such other Agreements and understandings and any term or condition contained in this Agreement, the terms of this Agreement shall prevail.

SCHEDULE OF THE PROPERTY

ANNEXURE A

ALL THAT Piece and parcel of House No. 90, admeasuring about total 5000 sq.ft. built up situated at village Wanwadi Bazar, Pune-411040 situated within the Registration District Pune and within the limits of Pune Cantonment Board.

IN WITNESS WHEREOF the parties hereto have executed these present the day and year first herein above written.

SIGNED, AND DELIVERED

By the within named LESSOR

**MANAGING MUTAWALI NOORANI MASJID
PUBLIC TRUST WANOWRIE BAZAR PUNE -411040**

Through its Trustee/ President/ Managing Mutawali
Mr. Mehboob Gafoor Shaikh.

In the presence of:

SIGNED, AND DELIVERED

By the within named LESSEE

**MADARSA-E-FURKANIYA URDU PRIMARY SCHOOL
WANOWRIE BAZAR, PUNE CAMP, PUNE**

Through its Trustee/ Secretary

Mr. Iqbal Shabbir Shaikh

In the presence of:

*Mohsin Musa Shilch
F'301, Konshwar pune*



**SAEED A. B. SHAIKH
NOTARY GOVERNMENT OF INDIA
MAHARASHTRA**

**Noted & Registered
At.Sr.No..... 4513
14/09/2022**



AMENITIES ENCLOSED HEREWITH :-

1) PRINCIPLE OFFICE – 10X10

2) COMPUTER LAB – 10X10

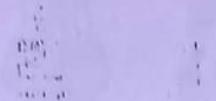
3) LIBRARY – 10 X 10

4) BOYS TOILET 1 UNIT & GIRLS TOILET 1 UNIT – 10X10.



[Signature]

[Signature]



Website: www.mahawali.com

Panchakki, Aurangabad - 431 002 (INDIA)

Serial No.

No MSBW/PUN/

Reg. File No. PUN 952/2010

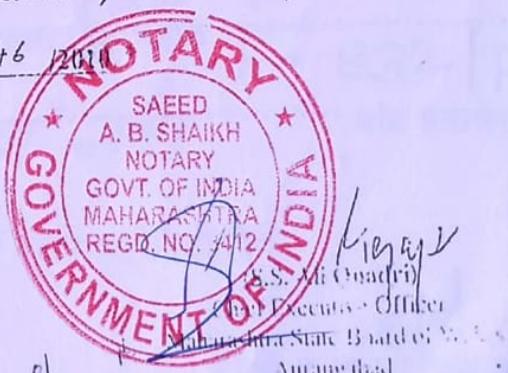
Date

Registration Certificate

Certified that the Wakf Institution Noorani Masjid, Wanoawuri, Dausar, Village, Pune, Taluka, Pune, Dist. Pune which is already registered under section of the BPT Act 1950, Under No. B-102 its contents along with its properties have been taken down in the Wakf register as per the procedure u/s 43 of Wakf Act 1995 as deemed registered. The registration number of this Wakf is MSBW/PUN/ 246 /2010

Date: 19 JUN 2010

Place: - AURANGABAD.

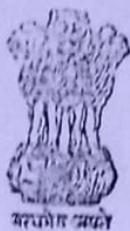


गांधीराम मजिद रवान
विशेष कार्यकारी अधिकारी
दॉड, ला. दॉड, जि. पुणे

DUPLICATE CERTIFICATE

Issue in lieu of L.R.
vide Order D. 07/4156 F. 832.....
of A.G.O. Pune as per section (2) of B.P.T.A. 1931
Date No. 27/1.1.6. [फ्रॅम्प-वा. (प. ग. वा.) १०४]

07/CC



53

संविधान
पुणे विभाग, १९५०

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सांवंजनिक विश्वस्तव्यवस्था ही आहे,
वई सांवंजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २३)
अन्वये पुणे विभाग पुणे येथील सांवंजनिक विश्वस्तव्यवस्था नोंदणी
यांल्यात योग्य रीतीने नोंदण्यात आलेली आहे.

सांवंजनिक विश्वस्तव्यवस्थेचे नाव महाराष्ट्रा राज्यकानिया उक्त
प्रायमशी इकूल पुणे क्रम्य पुणे
सांवंजनिक विश्वस्तव्यवस्थाच्या नोंदणी पुस्तकातील क्रमांक F- 832 | Pune
अंगी श्री श्री श्री श्री श्री यांस प्रमाणपत्र दिले.

आज दिनांक 07/07/१९७५ संजी मासा सहीनिशी दिले.

शिवका



S/1
सही श्रीमंदीर्य उन आयुक्त
पदनाम पुणे विभाग, पुणे



PUNE Cantonment Board.

Property Tax Bill

(Under section 66(a) Cantonment Act 2006)

Tax Bill for the period 01/04/2022 To 31/03/2023

Bill No : BILL-2106515 Unique Property ID : PT-CB-PUNE-2021-07-12-046282
Bill Date : 01/05/2022 Old Property Code/PTIN./ : PUN/10117/PCBW6001880
Location : Fatimanagar -Ward 6 ABAS Property Id : Residential
Assessee Name : MANAGING MUTWALI NOORANI MASJID ARV Usage Type : 19845
Address : PUBLIC
: 90,WANOWRIEBAZAR,WANOWRIEBAZAR,Pune - 411001

Tax Description	Arrear Amount(Rs)	Current Demand(Rs)	Total Amount(Rs)
House Tax	0.00	2977.00	2977.00
Water Tax	0.00	794.00	794.00
Sanitary Cess	0.00	992.00	992.00
Demand Notice Charge	0.00	0.00	0.00
Interest	0.00	0.00	0.00
Total Bill Amount	0.00	4763.00	4763.00
Advance Amount available / Paid			0.00
Advance Carry Forward			0.00
Total Payable Amount			4763.00

Bill Due Date : 30/06/2022

**CEO,PUNE

NOTE: (i) Please note that in case of non-payment/incomplete payment of property tax dues by 30th June, a notice of demand will be issued as provided for under section 100 (1) of Cantonment Act, 2006. Demand Notice fee of Rs. 100/- will be charged on the issue of the same as per provision of section 100 (2) of the Act.
(ii) As per the provision of section 102 (1) of Cantonments Act, 2006 interest of 1% will be levied every month on the balance amount due in case of non-receipt of property tax within 30 days from receipt of the ibid demand notice.

Acknowledgement (For Official use only)

Date : 01/05/2022 Bill No. : BILL-2106515
Unique Property ID : PT-CB-PUNE-2021-07-12-046282 Total Payment : 4763.00
Name & Address : MANAGING MUTWALI NOORANI MASJID PUBLIC,90,WANOWRIEBAZAR,WANOWRIEBAZAR,Pune - 411001
Receiver's Signature and Mobile No. : *[Signature]*





केस नं. PUN/952/2010

क्र. क्र.

पठा:- १) वर्षां अधिनियम १९९५ चे कलाप ४३
 २) जनावर Shaikh Naseer Adv. #H.No. 725 Hadapsar, Head Post Office, मोर्जे. Pu
 ली. Pune, तिं. Pune, याची गोली वाचतावा. अर्ज विं 17/06/2010
 ३) As Per Election by Jamiat as per *sciox* copy of Schedule - I, A.C.C. Pune, बा. 102

आदेश:

नियमांची सांगणी अवृंदावर आंदोलनी Noorani Masjid, गो. Wanoawari Bazar, मो. Pe
 ली. Pune, तिं. Pune, तिं. संस्था वरपा. अधिनियम १९९५ चे कलाप ४३ अनवरे नुसार नोंदवणी द्वारा याच
 मानवाने राज्य व्यवस्था मध्याकडे असे वलना आढळ

व ज्या असी उक्त संस्था ही पुंवरे सार्वजनिक विश्वरत अधिनियम १९५० च्या तरतुदीनुसार नोंदवणी
 द्वारालेली असेही वाराणी रपांचा B- 102 आहे व नियम ४३ नुसार आता ही संस्था व्यवस्था द्वालेली आहे

महाराष्ट्र न्यायालयी आता Noorani Masjid, गो. Wanoawari Bazar, मो. Pune, तिं. Pune, तिं. Pune
 मानवाने व्यवस्था नोंदवणी १९९५ चे कलाप ४३ अनवरे याद्वारा नोंदवणीकृत करण्यात देत आहे. यानंदेश्वरी व्यवस्था
 नोंदवणी ते नोंदवणी न्यायालयी नोंदवणी नाही.

तरुद दा वक्ता नाही व संस्थेसी नियायात मानवाना / भिलवानेली नंद वक्ता अधिनियम १९५०, वा वा
 १३ वक्ता ४३ अनवरे व्यवस्था नाद पुस्तक अनुसारूच-१ यावे धेण्यात आलेली अग्रज या व्यवस्था नादणी
 NSBW/PUN/ 246 /2010 दिनांक 19 / 6 / 2010 असा आहे.

व्यवस्था व तिळ्या मालमत्तेच रोकण, व्यवस्था व नियायाणी करणे, मुतवलती / सामितीची
 जावदारी राहील. तसेच वक्फाचा नमा खांचाचा वार्षीक अंदाजपत्रक, नमा खांचाचा वार्षीक हिशाब, वार्षीक व
 कड व्यवस्था मुतवलती / सामितीने नियायित दाखल करावे. तसेच वक्फाची कोणत्याही प्रकारची व्यवस्था मानवा
 दिना परदानगी व्यवस्था मंडळ हळांतर करण्याचा अधिकार प्रतिवल्ली / सामितीस राहणार नाही.

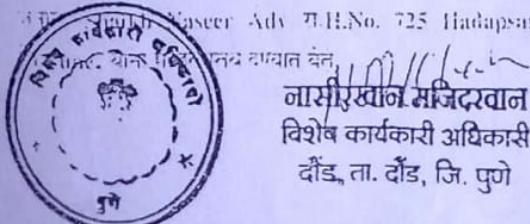


(एस.एस.अली कादरा)
 युवा कार्यकारी अधिकारी
 महाराष्ट्र राज्य व्यवस्था मंडळ
 औरंगाबाद.

ग्रांतीलाई:

आ॒डिट विभाग / चांकशी विभाग / कंसेस विभाग / सॉसायटी भास्त्रात् राज्य व्यवस्था मंडळ, औरंगाबाद यांना दे
 सूचत करण्यात येते कोंत्यांनी द्व्या विषयाची स्वतंत्र नव्या साचका त्यार करावी य त्या वरन सदर पत्र व्यवस्था नरात्या.
 निवासी व्यवस्था अधिकारी, तिं. Pune / प्रादूरशक व्यवस्था अधिकारी, तिं. Pune. यांना भार्हिनांस्तव्य देण्यात रेते

नियमांची सांगणी आंदोलनी वाचतावा. अर्ज विं 17/06/2010
 जनावर Shaikh Naseer Adv. #H.No. 725 Hadapsar, Head Post Office, मोर्जे. Pune, तिं. Pu



नासीरुल्लाह मनिदरवाज
 विशेष कार्यकारी अधिकारी
 दौँड, ता. दौँड, तिं. पुणे

आपला आधार क्रमांक / Enrollment No 1218/16605/02687

To,

मेहबूब गफूर शेख
Mehboob Gafoor Shaikh
HOUSE NO.111
SHIVARKAR CHAL
WANAWADI GAON
Pune
Pune
Maharashtra 411040

11/10/2011

Ref: 458 / 13E / 737285 / 737840 / P



UE457985144IN

AKY



आपला आधार क्रमांक / Your Aadhaar No.:

2789 3854 7368

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

मेहबूब गफूर शेख
Mehboob Gafoor Shaikh

जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



2789 3854 7368

भारत सरकार
Unique Identification Authority of India
Government of India

वार्ता क्रमांक नं. / Enrollment No 1218/16608/02810

To

इकब शब्बीर शाह

Iqbal Shabbir Shaikh

FLAT NO B-10, GARGI APARTMENT

NEAR JAMBHULKAR CHOWK WANAWADI GAON

Pune

Pune

Maharashtra 411040

9028734761

28/09/2017

Ref: 464 / 11E / 743777 / 745021 / P



UE446658850IN



आपला आधार क्रमांक / Your Aadhaar No.:

3837 5859 6423

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

इकबाल शब्बीर शेख

Iqbal Shabbir Shaikh

जन्म वर्ष / Year of Birth : 1964

पुरुष / Male



3837 5859 6423

आधार - सामान्य माणसाचा अधिकार

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H.S.C. Index No.
11 - 15 - 094
Pay Unit Code No.
PNA (PMC) - 9

॥ सत्यम् शिवम् सुंदरम् ॥
 महात्मा फुले शिक्षण प्रसारक मंडळ, वानवडी, पुणे ४० या संस्थेचे
 (पूर्वश्रमीचे). भैरवनाथ विद्यालय, वानवडी
श्री हरिभाऊ बळबंतशंब गिर्मे
माध्यमिक व उच्च माध्यमिक विद्यालय
 वानवडी, पुणे - ४११ ०४०. E-mail : hbgirme999@gmail.com
 School Reg. No. : Bom / 394 / Pune



यू. डायर सं. २७२५०५०८८६७

जावक क्र.: १७५/१२२/२३
 प्रति,

दिनांक: ०२/०९/२०२३.

मा. मुख्याध्यापक,
 मदरसा-ई-फुरकानिया उर्दु प्राथमिक शाळा,
 वानवडी बाजार, पुणे-४०.

विषय :- शालेय क्रीडांगण वापरणेकरीता परवानगी देणेबाबत.

महोदय,

उपरोक्त विषयानुसार आपण आपल्या विद्यालयातील इ. १ ली ते इ. ४ थी मध्ये
 शिकणा-या विद्यार्थ्यांकरीता शालेय क्रीडांगण उपलब्ध करून देणेकरीता दि. ०२/०१/२०२३
 रोजीच्या पत्रान्वये विनंती केलेली आहे. आमच्या विद्यालयाची वेळ स. ११.३० ते दु.४.४५
 अशी आहे. तरी आपणास सकाळी ११ वा. पर्यंतच्या वेळेत आमच्या विद्यालयाच्या शालेय
 क्रीडांगणाचा वापर करण्यास सदरील पत्रान्वये परवानगी देत आहोत. सदरील कालावधीत
 आपल्या शाळेच्या विद्यार्थ्यांकांनुसार आमच्या विद्यालयातील क्रीडांगणाचे वा इमारतीचे नुकसान
 होणार नाही, दक्षता घेण्यात यावी. (कै. त्रफळ - २७८७ चौ. मी)

कलावे,



TRUE COPY
 BHIRANKAR
 PRINCIPAL
 Shri. H. B. Girme Vidyalaya & Junior College
 Wanwadi, Pune-40.

प्राचार्य

Bhirkar

PRINCIPAL

Shri H. B. Girme High School & Jr. College Wanwadi, Pune- 40.