

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA

दस्ताचा प्रकार

2022 Affidavit

49AA 559101

दस्त नोंदणी करणार आहेत का ?

नोंदणी होणार असल्यास दु. निबंधक कार्यालयाचे नाव

मिळकतीचे वर्णम

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

दुसऱ्या पक्षकाराचे नाव व पत्ता

हस्त व्यक्तिचे नाव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदवही अनुक्रमांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक / मुद्रांक विक्रीत्याची सही

सी. रामकृष्ण पंध्यातम आगरवाल

पत्ता क्र. 2204500

पुणे येथे, तारीखी, पुणे-१०

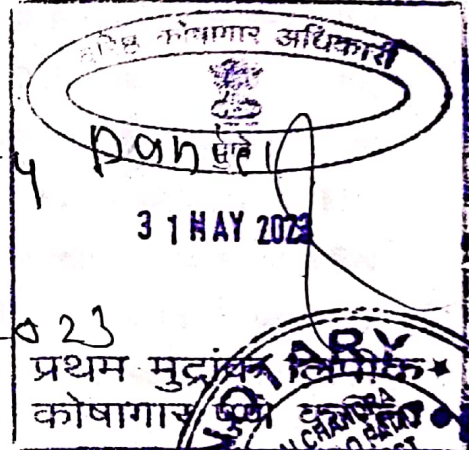
Sharon Henry Daniel

Rohit ani pune

Ganesh Hejira

9141 दिनांक 1/6/2023

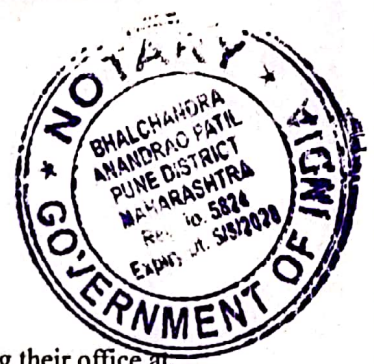
Sharon Henry Daniel



MEMORANDUM OF UNDERSTANDING

Miss Sharon Henry Daniel of Pune Indain, Inhabitant Age 24 years residing at B301, Surabhi Enclave II, D. P. Road, Aundh, Pune -411 007, and Mrs. Hilda Daisy Henry Daniel of Pune Indian 38 Years residing at B301, Surabhi Enclave II, D.P.Road, Aundh, Pune -4 11 007, (hereafter referred to as the " LICENSOR" which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his heirs executors administrators and assigns) OF THE ONE PART.

AND



Mr. S. P. Milton Amos Vice Chairman of Daniel Education Society, having their office at Sharon Apartments Behind Hotel Shivar, Rahatani, Pimple Saudagar, Pune 411017

Hereinafter referred to as "LICENSEES" (which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his heirs executors administrators and assigns) OF THE SECOND PART.

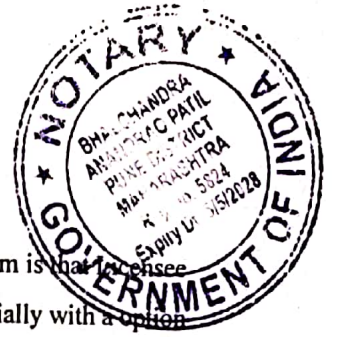
Whereas:

- 1) Pursuant to a Leave & License agreement dt: 25th April 2023 enter upon, use and occupy the premises being whole building of 9800 Sq.feet, Plus Basement of 2800 Sq.Ft and remaining open land of approx 3500 Sq.ft situated lying and being Survey no:18,9B, Plot No: 02 & 3, Village :Rahatni, Dist: Pune together with the right to use the common space and as more particularly described in the schedule hereunder written (premises) for a period 33 months commencing from 25th May 2023 to 31st May 2026 @ monthly 1,58,500/- (One lakh fifty) eight thousand five hundred only) each for the 11 months and Rs. 3,17,000/- (Rs. Three lakhs seventeen thousand only) for the next 22 months to be paid on or before 10th of every month.
- 2) The parties hereto during the process of negotiations had agreed that the Licensee shall be using the premises for the purpose of running the school therein and therefore its is essential that the premises should be available to them for longer tenure.
- 3) The parties are accordingly desirous of recording the terms of the said understanding arrived at between them.

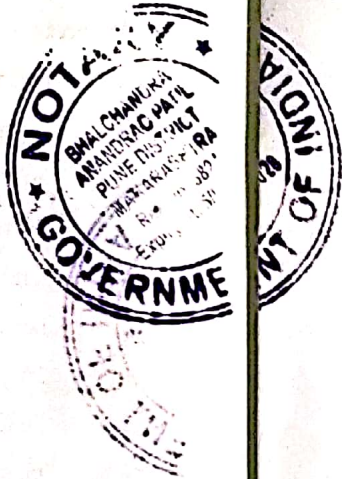
NOW ITS MUTALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

- 1) As agreed between the parties hereto that on expiry of the initial terms of the 33 months on May 2026 the Licensor agrees and undertakes to execute a fresh & License for the premises for such further terms as shall be agreed between the parties hereto.

(2)



- 2) The parties confirm that the original understanding between them is that the Licensee shall be entitled to use the premises for a period of 11 years initially with a option to renew the License a further 2 terms of 11 years each.
- 3) The monthly License fee as reserved in the herein before recited Leave & agreement shall be subject to an increase @ 10% at the end of every years.
- 4) On the expiry of the initial Leave & License Agreement , if the Licensee desires to take the premises for the entire balance period of the agreed terms, then in what the parties shall execute as fresh document to record the said understanding arrived at between them.
- 5) The other understanding as agreed between the parties regarding the use and occupation of the premises under the Leave & License remain unchanged



THIS SCHEDULE ABOVE REFERRD TO

Premises being building and remaining land situated lying and being survey no:18/SB, Plot No: 02& 03 Village: Rahatni, Dist:Pune together with the right use the open common space.

ON WITNESS WHEREOF the parties here to have put respective hand and the day first here in above written.

Mrs. Sharon Henry Daniel

(Lincensor 1)

In The presence of:
Mrs. Sucheta A. Gujar
Baliraj Colony No. 2,
Pawanagar, Rahatani, Pune-17

Sign. :

Mrs.Hilda Daisy Henry Daniel

(Lincensor 2)

In The presence of:
Mrs. Vigda Jose
Sabera Apt. Flat No. 3, Samarthnagar
New Sangvi, Pune

Sign. :



ATTESTED BY

BHILCHANDRA ANANDRAO PATIL
NOTARY
GOVT OF INDIA
3-6-2023