

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES



पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

हाराष्ट्र MAHARASHTRA

2022

BT 043292

अनु. 35318 अ. 21/11/22 मु. रु. 500/-
 दस्तावेज प्रकार Rent Agreement
 दस्त माँदगी कसकर करतो का ? होय/नाही.
 मिळकतीचे वर्णन
 मुद्रांक विभाग कोठ्याचे संघ अर्चना गिरीजी दे. म्हाळ
 पत्ता श. स. गे. ग. 83 पत्तार पुणे - 28
 दुसऱ्या पक्षाचे नाव
 हस्तक्षेप करणारा कीर्ण बीरादार
 मुद्रांक विभाग कोठ्याचे ठेकी
 सुरुवात सुखदेव गवळी
 एकांकिका नं. 2209092
 कोटी कायदा (आ. 1988), अ. 10



11 NOV 2022

प्रथम मुद्रांक लिपीक
कोठ्याचे ठेकी



LEAVE AND LICENSE AGREEMENT

This Agreement is made at Pune as on 01th November 2022
BETWEEN

Principle

PRINCIPAL
Sanskar Primary School

MRS ARCHANA NITIN DESHMUKH
Age 39 Years, Occ. - HOME MAKER

PAN NO - AHNPD382461
Residing at - Handewadi road, Hadapsar, pune-28

HEREINAFTER referred to as the "LICENSOR"

(which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their legal heirs, executors, administrator & assigns etc.) OF THE FIRST PART.

AND

SANSKAR PRIMARY SCHOOL ON BEHALF
DIRECTOR SHREE ANANT DIGAMBERRAO BIRADAR
Age 44 Years, Occ. - BUSINESS

PAN NO- AXXPD6836G

Permanent Address - A-1, 807, Ratwal seagull society handewadi road, hadapsar pune -28

LEAVE AND LICENSE AGREEMENT

This Agreement is made at Pune as on 01th November 2022

BETWEEN

MRS ARCHANA NITIN DESHMUKH
Age 39 Years, Occ. - HOME MAKER

PAN NO - AHNPD383481
Residing at - Handewadi road, Hadapsar, pune-28

HEREINAFTER referred to as the "LICENSOR"

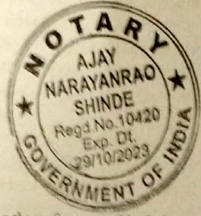
(which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their legal heirs, executors, administrator & assigns etc.) OF THE FIRST PART.

AND

SANSKAR PRIMARY SCHOOL ON BEHALF
DIRECTOR SHREE ANANT DIGAMBERRAO BIRADAR
Age 44 Years, Occ. - BUSINESS

PAN NO.

Permanent Address : A-1, 807, Ratwal seagull society handewadi road, hadapsar pune -28



HEREINAFTER referred to as the "LICENSEE"

(which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their legal heirs, executors, administrator & assigns etc.) OF THE SECOND PART.

WHEREAS the Licensor is the Lawful owner of the Flat No 1, Ground floor, green leaf society, Sasane nagar, Hadapsar -411028
Built up area 850 sq foot and open space behind the flat Here in after referred to as the SAID PERMISES.

The Licensee has approached the Licensor with request to permit him /her to use and occupy the said premises with its fixtures & fittings, on LEAVE AND LICENSE basis as Residential for the use of Licensee, for a period of three years. The said premises consist of area 850 Sq.ft. and open space behind the flat Consist of electrical attachments fixtures and fittings more particulars described in Schedule 'A'.

NOW THEREFORE THESE PRESENT WITNESSETH THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

PRINCIPAL
Sanskar Primary School

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- 1) The Licensor agrees to demise up to the Licensee and the Licensee hereby accepts the said premises, with its fixture & fittings as per schedule 'A' attached to hold on rent unto a period of Three Years with effect from **01/11/2022 to 31/08/2024**(22 months) in license fee, license from the day of the licensee has been allowed the use and occupation of the said premises.
- 2) During the tenure of this License, the Licensee shall pay to the Licensor an advance Monthly Rent as follow. **From- 01/11/2022 to 31/08/2024 (22 months) Rs 23000/- per month** Including society/ maintenance charges/ and Corporation Tax. Electricity Bill has to be paid by Licensee at Actuals. The rent has to be paid before 10th day of every current month.
- 3) An interest free Security Deposit of Rs.30,000/-(Rupees Thirty thousand Only) is paid by the licensee. Licensor will return this amount to the licensee on taking over exclusive and peaceful re-possession of the said premises from the Licensee. In case of any loss or damage to the premises fixtures/fitting appropriate charges for the loss or damage & all pending bills which are due to be paid by the Licensee as on date would be deducted out of the Security Deposit held by the Licensor and only the balance amount shall be returnable. Electricity bills will have to be cleared by the licensee.
- 4) It is agreed by the parties that the fixture/fittings and articles, more particularly described in the Schedule 'A' hereunder written, which belong to the Licensor shall continue to remain in the said premises and the Licensor has permitted the Licensee to use the same.
- 5) It is agreed between the parties that at all the times the judicial possession of the said premises shall be of Licensor & the Licensee has been merely granted the License to make use of the said premises for a limited period only. The Licensee shall handover vacant, exclusive and peaceful possession of the said premises to the Licensor, after expiry of this license.
- 6) It is hereby agreed between the parties hereto that if the Licensee commits any default in payments of the monthly compensation as agreed aforesaid or non-payment of Electric bills and or commits breach of any of the terms, covenant contained in this Agreement the Licensor shall be entitled to revoke this License forthwith and serve a notice of one month for vacation of the said premises to the licensee as provided in Para 9 (d) herein.
- 7) The Licensee covenant with the Licensor that the obligations hereby granted shall continue throughout the terms of this License period for the proper performance of the terms and conditions of this LEASE AND LICENSE Agreement as follows.
 - a) The Licensee shall pay all the charges for Electricity Bill as per bill that may be charged in respect of the said premises. By the Society and the property taxes of the said premises shall be paid to Licensor.
 - b) To keep the interior of the said premises in good order and maintain in proper condition, as they were on the day of the occupation of the License period as mentioned herein above.
 - c) Not to make any alterations to the said premises or remove any door, window or other fixtures and fittings from it.
 - d) Not to assign transfer, sub-let or part with the possession of the said premises or any part thereof at any time during the continuance of this License period.
 - e) To permit the Licensor or his family member to enter inspect the said premises and fixture, fittings after giving prior notice/intimation .
 - f) To Licensee shall use the said premises for this Residential purposes only and for no other purposes whatsoever.



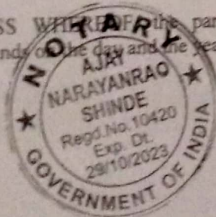
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PRINCIPAL
 Sanskar Primary School

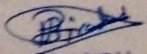
- (52)
- g) To deliver to the Licensor or any one from his family member on expiry of this License vacant exclusive and peaceful re-possession of the said premises. Any loss or damage to the said premises fixtures, fittings for which the Licensee can rightly be held responsible will be made good by the Licensee before handing over the possession of said premises to the Licensor.
- h) On expiry of this License period or earlier, if this License is terminated and if the Licensee failed to deliver vacant & exclusive possession of the said premises, along with its fixture and fittings mentioned herein, to the Licensor, the Licensor shall be entitled to be at a liberty to enter into the said premises without hindrance and obstruction from the Licensee and the without obstruction and without prejudice to the Licensor's rights to recover the damages from Licensee.
- 8) The Licensor agrees to bear, pay and discharges other liabilities in respect of all past, present taxes, rates, cases, assessment, duties, impositions and outgoings whatsoever charges or imposed upon the said premises.

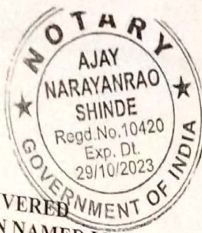
PROVIDED ALWAYS, it is hereby agreed and declared by and between the said parties as follows:

- a) The Licensee paying the compensation hereby agreed and performing the several covenants and stipulations on his/her part contained herein shall peacefully enjoy and hold the said premises during the limited period of this Leave and License.
- b) On expiry of this License period of stipulated period this Leave and License may be renewed for further period, if mutually agreed by the said parties with an increase in the said compensation and security Deposit.
- c) This agreement may be terminated by written notice of 1 month by either party even before the expiry of the above of the license period.
- d) The Licensee shall follow as and adhere to all the rules and regulations of the Society which are, prevalent and are common to all the residence in the society complex.
- e) If the Licensee fails to vacant the said premises within the stipulated period of the License the Licensee shall be evicted by the Licensor without recourse to court of law and he/she shall be treated as TRESSPASSER. In such case if the Licensee fails to remove his/her articles and things belonging to him/her, and if they are found laying in the said premises, the liability in the manner of any damage or loss that may be caused to remove the same from the said premises, will be that of the Licensee. The persons using the flat with photos and original native place, address will be given to the licensee within 8 days of the agreement.

IN WITNESS WHEREOF the parties hereto set & subscribe their respective hands on the day and the year mentioned herein above.




PRINCIPAL
Sanskar Primary School



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SINGED & DELIVERED
BY THE WITHIN NAMED LICENSOR

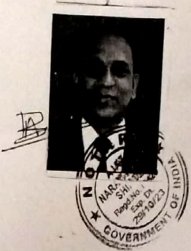
LICENSOR

(MRS ARCHANA NITIN DESHMUKH)
SINGED, SEALED AND DELIVERED
BY THE WITHIN NAMED LICENSEE



LICENSEES

(SANSKAR PRIMARY SCHOOL ON BEHALF
DIRECTOR SHREE. ANANT DIGAMBERRAO BIRADAR)

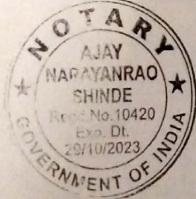


In the presence of:

- | | |
|------------------------|------------------------|
| 1. Name : Vithhal mane | 2. Name : Anil karkale |
| Address : Hadapsar | Address : Hadapsar |
| Signature : | Signature : |

Schedule A -

Flat No 1, Ground floor, Green leaf society, Sasane nagar, Hadapsar - 411028.



AJAY N. SHINDE
ADVOCATE AND NOTARY
Office No. E-123, Mega Center,
Hadapsar, Pune-411028.

ATTESTED

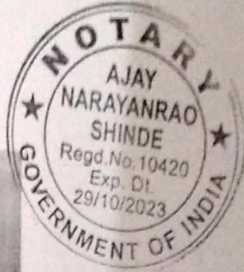
AJAY NARAYANRAO SHINDE
NOTARY, GOVT. OF INDIA
PUNE

21 NOV 2022

PRINCIPAL
Sanskar Primary School



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आधार कार्ड

आर्यना नितीन देशमुख
Archana Nitin Deshmukh

जन्म तारीख/DOB: 10/08/1974

लिंग / FEMALE

3122 2665 5151

आधार - सामान्य माणसाचा अधिकार

आर्यना नितीन देशमुख

Address:

W/O Nitin Deshmukh, SECTOR-44/A
OFF PODAR SCHOOL, FLAT NO-
1001/A B.P.C.L OFFICERS CHS
SEAWOODS NERUL, Nerul Node-III
S.O. Thane,
Maharashtra - 400706

पत्ता:
W/O नितीन देशमुख,
सेक्टर-४४/ए पोदार स्कूल
समाप्त, फ्लॉट नं-१००१/ए
बी.पी.सी. एम्स ऑफिसर्स
सीवूड्स नरुल नरुल,
ठाणे,
महाराष्ट्र - 400706

3122 2665 5151

Aadhaar - Aam Admi ka Adhikar

[Signature]

PRINCIPAL
Sanskar Primary School

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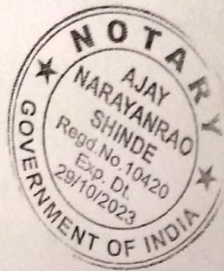
सामान्य अधिकार
NOTARY PUBLIC

Ajay Narayan Shinde
Ajay Narayan Shinde
29/10/1947, Age of Birth - 1947
पुणे, महाराष्ट्र



2942 3690 6205

आधार - सामान्य माणसाचा अधिकार



भारतीय विदेशी-जीळख प्राधिकरण
MINISTRY OF EXTERNAL AFFAIRS, GOVERNMENT OF INDIA

पत्ता: रुनवाल सेगुल होमिंग सोसायटी,
ए-1 फ्लॉट 507, हॉटेबॉडी रोड, हदपसर,
पुणे, महाराष्ट्र, पिनकोड: 411028

Address: Runwal Seagull Housing
Society, A-1 Flat No 507,
Handewadi Road, Hadapsar,
Pune City, Hadapsar, Pune,
Maharashtra, 411028

1947
1800 180 1947

help@ndia.gov.in

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Bangalore-560 001

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Sanskar Primary School