

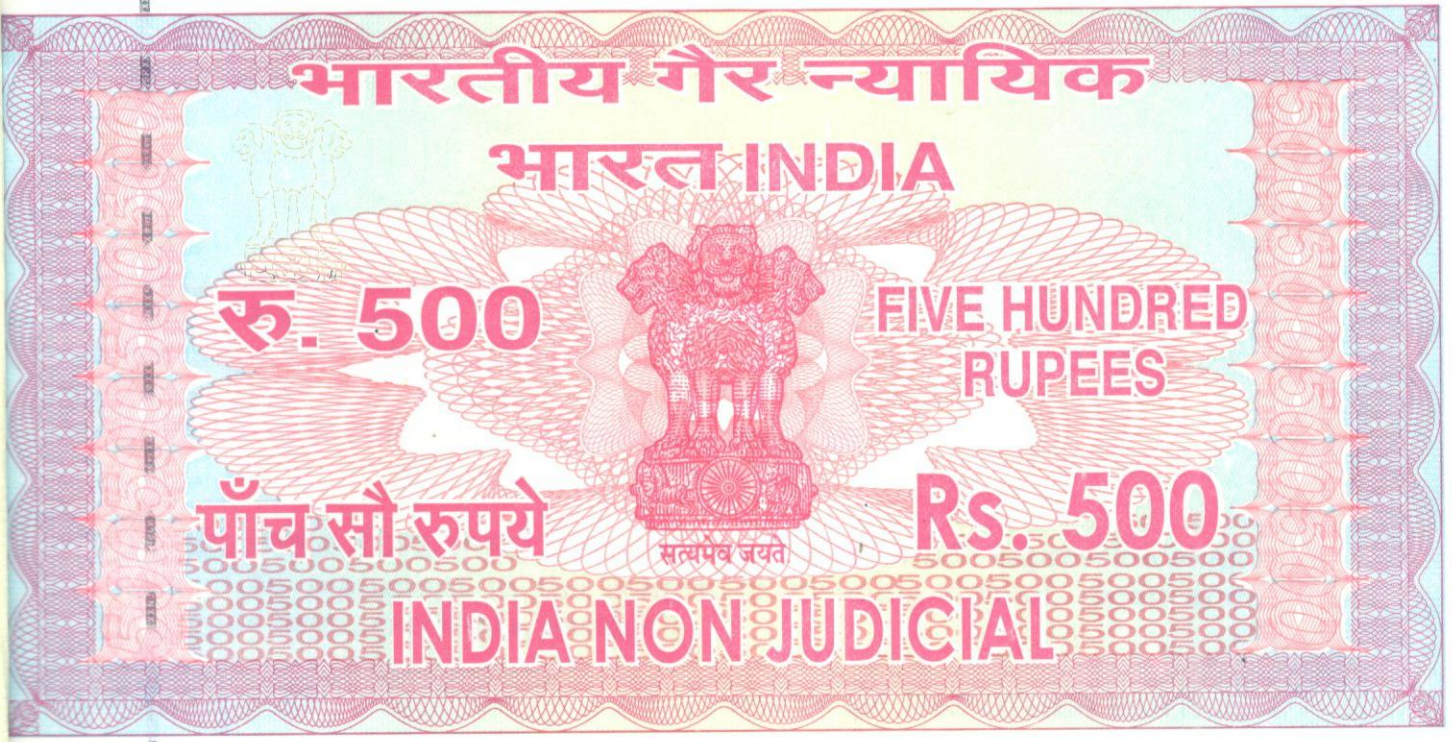
Mr. Shivling Nilkanth Dhawaleshwar = Licensor
Mr. Prakash Irbasvappa Jatti = Licensee

Balasaheb Thopate,
(Advocate)
B.COM. L.L.B.

Office : New Gawali Complex.,
Bank, P.M.T. Chowk,
Bhosari, Pune 39.

Ph. Office. 27126781 Home : 27119670 Mo. 9371021519.

= LEAVE AND LICENSE AGREEMENT =



महाराष्ट्र MAHARASHTRA

2022

BX 220070

अनु.क्र. ५००४४ दि. २४ MAR 2023 मु.शु.रकम- ७००
 दस्तावा प्रकार- कर्नाटका
 दस्त नोंदणी करणारा आहेत का ? होय / नाही.
 मिल्कतीचे वर्णन- शिवलिंग धवालेश्वर १०/०४/२०२३
 मुद्रांक विकत घेणाऱ्याचे नांव- शिवलिंग धवालेश्वर १०/०४/२०२३
 पत्ता- ३२९२ डाय. ३३३ पं. ३२९३३ ३२२
 दुसऱ्या पक्षकाराचे नांव- सुनीता धवालेश्वर १०/०४/२०२३
 हस्ते व्यक्तीचे नांव व पत्ता- सुनीता धवालेश्वर १०/०४/२०२३

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वामरणे बंधनकारक आहे

बसि. को.पार. अधिकारी
 पुणे
 21 MAR 2023
 प्रधान मुद्रांक निधीक
 को.पार. मु.प. कार्यालया

वैशाली राम दिंगमीरे
 परवाना क्र २२०१०५६

AGREEMENT

LEAVE AND LICENCE AGREEMENT made and executed at Pune on this 10th Day of April In the year 2023.

BETWEEN

Mr. Shivling Nilkanth Dhawaleshwar
 Age : 61 years, Occ. Business
Mrs.Sunita Shivling Dhawaleshwar
 Age : 56 years, Occ.- Service
 Residing at : Adinath nagar, Gavhane Wasti, Bhosari, Pune- 39

NOTARY
 BALASAHEB
 T THOPATE
 PUNE DIST
 MAHARASHTRA
 R. NO. 3259
 Expiry Date-
 23/12/2025
 GOVT. OF INDIA

(HEREINAFTER REFERRED TO as the "LICENSOR" which expression Shall unless it be repugnant to the context or meaning therefore, mean and include his heirs, executors, assigns.)

PARTY OF THE FIRST PART.....

3/ Sunita S.D. [Signature]

AND

Eshwar Education & Charitable Trust
Through Secretary

Mr. Prakash Irbasvappa Jatti

Age : 62 Years, Occ. Service

Add- Mahatma Fule nagar, Chichwad, Pune 19

(HEREINAFTER REFERRED TO as the "Licensee" which expression shall unless it be repugnant to the context or meaning thereof, mean and include his heirs, executors, assigns.)

PARTY OF THE OTHER PART.....

The LICENSOR is the owner of **Building situated at- S.No. 692/3, Adinath nagar, Gavhane Wasti, Bhosari, Pune-39** adm about **4725** (1,2,3 Floors) including Toilet, Bathroom with more particularly described in the schedule hereunder written.

1. The Licensee has approached the **LICENSOR** with a request to allow the Licensee to temporarily occupy the said Property for School purpose, on leave and license basis for the period of **36** months.
2. The LICENSOR has agreed to grant leave and License to the Licensee to occupy and use the said Property on the following terms and conditions agreed between the parties hereto :-


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

1. The LICENSOR hereby grants leave and license to the LICENSEE to occupy and use the said property for a period of **36 months** from **1/4/2023** to **31/3/2026**.

The LICENSEE will pay License fees @ of Rs. **1,38,450/-** (Rs. **One Lack Thirty Eight Thousand Four Hundred Fifty** Only) per Month. The Licensee must be paid the License fee of School on or before 10th day of the Particular month in advance to the LICENSOR. The LICENSEE has paid Rs. **00,000/-** (Rs. ----- Only) as Deposit paid by cash/cheque. This is refundable on the expiry date of this agreement without interest.

All the Municipal taxes and other taxes, Water bill, and levies in respect of the Licensed premises will be paid by the **LICENSEE**. To pay the M.S.E.B. Electricity Bills as per actual will be paid of the **LICENSEE**.

The Licensed premises will be used only for residential purpose by Licensee and on other purpose, The License will be fully responsible for losses, fire security of the said School and the LICENSOR will not be responsible for the same.

 Sumit S. D.



5. The Licensed premises have normal electricity fittings and fixtures. If the LICENSEE desires to have any additional fittings and Fixtures, the LICENSEE may do so at his cost and in compliance with the rules. The LICENSEE shall remove such fittings and fixtures on the termination of the license failing which they shall be deemed to be the property of the LICENSOR.
6. The Licensed premises are given to the LICENSEE on personal basis and the LICENSEE will not be entitled to transfer the benefit of this agreement to anybody else or will not be entitled to allow anybody else to occupy the premises or any part thereof, nothing in this agreement shall be deemed to grant a tenancy and the LICENSEE agrees and undertakes that no such contention shall be taken LICENSEE at any time.
7. The Licensee shall not be deemed to be in the exclusive occupation of the Licensed premises and LICENSOR will have the right to enter upon the premises at any time to inspect the premises.
8. The LICENSEE shall maintain the licensed premises in good condition and will not cause any damage thereto. If any damage is caused to the premises or any part thereof by the LICENSEE, the same will be made good by the LICENSEE at the cost of the LICENSEE either by rectifying the damage or by paying cash compensation as may be determined by the LICENSOR's Architect.
9. The LICENSEE shall not carry out any work of structural repairs or additions or alteration to the said premises. Only such alterations or additions are not of structural type or of permanent nature may be allowed to be made by the LICENSEE inside with the previous permission of the LICENSOR.

If the LICENSEE shall not cause any nuisance or annoyance to the people in the neighborhood or store any hazardous goods on the premises.
11. If the LICENSEE commits a breach of any term of this agreement then notwithstanding herein contained the LICENSOR will be entitled to terminate this agreement by fifteen days prior notice to the LICENSEE.
12. It is distinctively understood & agreed between the parties that no right of tenancy is conferred by this agreement LICENSEE & the relationship of landlord tenant has not come in to existence under this Agreement.
13. It if distinguish understood and agreed between the parties that the LICENSAAEE shall hand over vacant and peaceful possession of the Licensed premises to LICENSOR in the same condition in which the Premises now exists subject normal wear and tear, whenever the LICENSOR has to sale the said School prior one



3

Sumita S.P.

[Signature]

month before notice to vacant the School will given to the LICENSEE.

14. The Original Agreement will be with the LICENSOR and a copy thereof will be with the Licensee.

IN WITNESS WHEREOF the parties hereto put their hands the day and year herein above written.
Signed by the with in named

In the Presence of :-
Date : 10/4/2023
Place : Bhosari, Pune



Shivling

Mr. Shivling Nilkanth Dhawaleshwar
Licensor

1. Sign. : *[Signature]*
Name : Kashinath
Address : Katrali
Gurukrupa colony.
pandav Nagar
Bhosari pune-39



Sunita S. D.

Mrs. Sunita Shivling Dhawaleshwar
Licensor

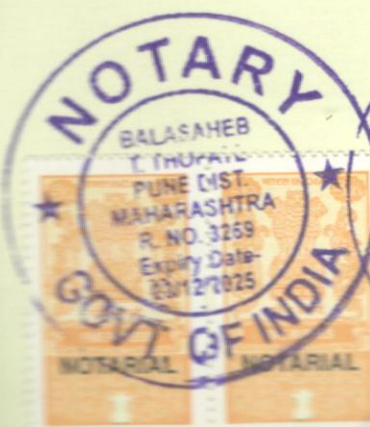
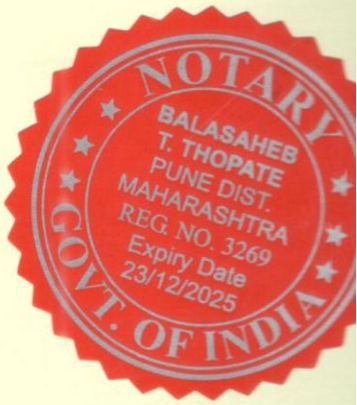
2. Sign. : *[Signature]*
Name :
Address :

Jachin R. Palkhedekar.
Harman nagar.
Bhosari. 411039.



Eshwar Education & Charitable Trust
Through Secretary
Mr. Prakash Irbasvappa Jatti

Licensee



BEFORE ME

[Signature]
BALASAHEB T. THOPATE
NOTARY GOVT. OF INDIA
BHOSARI, PUNE - 39

11 APR 2023



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक : Enrolment No.: 2006/00699/12300

To,
Shivling Neelkanth Dhawaleshwar
शिवलिंग नीलकंठ ढवळेश्वर

23/10/2011

NEAR SANT SAI SCHOOL ADINATH NAGAR GAVHANE
VASTI
Pune City Bhosari I.E.
Pune
Maharashtra 411026



UC 01600960 3 IN

Ref No.:412B3E9X-1600960



आपला आधार क्रमांक / Your Aadhaar No. :

2798 3072 3747

आधार — सामान्य माणसाचा अधिकार



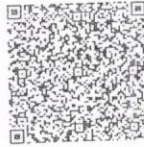
भारत सरकार
GOVERNMENT OF INDIA



शिवलिंग नीलकंठ ढवळेश्वर
Shivling Neelkanth Dhawaleshwar

जन्म वर्ष / Year of Birth : 1962
पुरुष / Male

2798 3072 3747



आधार — सामान्य माणसाचा अधिकार





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2006/00577/16263

To,
मुनिता शिवलिंग दवाळेश्वर
Sunita Shivling Dhawaleshwar
NEAR SANT SAI SCHOOL ADINATH NAGAR GAVHANE
WASTI
BHOSARI
Bhosarigoan Pune
Maharashtra 411039
9850702294

Ref: 374 / 04E / 531817 / 532474 / P



UE406939534IN



आपला आधार क्रमांक / Your Aadhaar No. :

8110 0182 1970

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

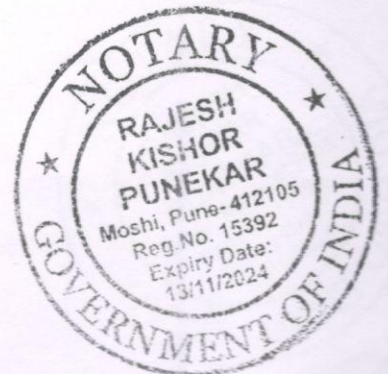


मुनिता शिवलिंग दवाळेश्वर
Sunita Shivling Dhawaleshwar
जन्म वर्ष / Year of Birth : 1967
स्त्री / Female



8110 0182 1970

आधार — सामान्य माणसाचा अधिकार





ADHAAR

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

विण्याचा क्रमांक / Enrollment No 2017/90055/98582

To,
प्रकाश इराबासप्पा जातली
Prakash Irabasappa Jatti
S/O: Irabasappa Jatti
Flat No-21,RH-62,G Block
Sagar Park
Near Ganesh Temple Sambhaji Nagar,Chinchwad
Pune City
Chinchwad East Pune City,Pune
Maharashtra 411019
9767394032

364 / 30A / 142328 / 142340 / P



SH855870391FT



आधार क्रमांक / Your Aadhaar No.
9741/3384 2579

सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

प्रकाश इराबासप्पा जातली
Prakash Irabasappa Jatti
जन्म तारीख / DOB : 01/01/1961
पुरुष / Male



9741 3384 2579

आधार - सामान्य माणसाचा अधिकार

सूचना

- आधार ओळखीचे प्रमाण आहे. नागरीकत्वाचे नाही
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- आधारला देशभरात मान्यता आहे .
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

30A / 142328



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: इराबासप्पा जातली, फ्लॅट
-21,अरएच-62,जी ब्लॉक, सागर पार्क,
गणेश मंदिर जवळ, संभाजी
नगर चिंचवड, पुणे शहर, चिंचवड पूर्व,
पुणे, पुणे शहर, महाराष्ट्र, 411019
Address: S/O: Irabasappa Jatti, Flat
No-21,RH-62,G Block, Sagar Park, Near
Ganesh Temple, Sambhaji
Nagar,Chinchwad, Pune City, Chinchwad
East, Pune, Pune City, Maharashtra,
411019

9741 3384 2579

1947 1300 300 1947 help@uidai.gov.in

