

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4951/-	MH001270006202021E	16/06/2020
Registration Fee	Rs. 1000/-	MH001270006202021E	16/06/2020

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/06/2020 at PUNE

Between,

1) **Name:** Mr. Soudagar Nasir Imam, Age: About 47 Years, Occupation: Service  
AWXPS0436M Residing at: Flat No:246, Block Sector JANWADI, Road KILBIL  
JANWADI, Pune, Maharashtra, 411016



HEREINAFTER called 'the Licensor' (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Kilbil Education society (Trust)** Residing at: Flat No:246, Block Sector JANWADI  
Road JANWADI MASJID, JANWADI, Pune, Maharashtra, 411016 through Authorized Signatory  
Mr. Saudagar Umar faruk Imam, Age About 55 Years, Occupation: Service Residing at: Flat  
No:245, Block Sector JANWADI, Road KILBIL SCHOOL, JANWADI, Pune, Maharashtra, 411016

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Residential use

has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from

16/02/2020 and ending on 15/02/2023, on terms and subject to conditions hereafter appearing

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his/her/their aforesaid Residential purposes only, on Leave and

License basis for above mentioned period, on terms and subject to conditions hereafter appearing



NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 36 months commencing from 16/02/2020 and ending on 15/02/2023

2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs 55000 (Fifty-Five Thousand Only) per month towards the compensation for the use of the said Licensed premises. This amount of monthly License fee amount shall be payable within first five days of the concerned month of Leave and License.

3) **Maintenance Charges:** That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

4) **Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

5) **Use:** That the Licensed premises shall only be used by the Licensee for Residential

purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government.

6) **Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.

7) **No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.

8) **Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.





9) **Cancellation:** That, Subject to the condition of lock-in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier

10) **Possession:** That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself themselves and / or his/her/their articles from the said premises on expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

11) **Miscellaneous:** PROPERT TAX WILL BE PAID BY KILBIL EDUCATION SOCIETY

12) **Registration:** This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally

### SCHEDULE I









(Being the correct description of premise Apartment/Fiat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Built-up 6596 Sq Meter , total construction area 4853 Square Feet, situated on the Floor of a Building plot of land bearing Survey Number :77/1/1 Prabhatnagar, PIMPALE GURAV, PUNE- 411061 . of Village Pimpale gurav ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri chinchwad Municipal Corporation - Pune.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.





Name & Address	Photo	Thumb Image	Digitally signed
<p><b>Licensor</b>                      Mr. Saudagar Nasir Imam                      Address: Flat No 246, Block Sector JANWADI,                      Road KILBIL SCHOOL, JANWADI, Pune                      Maharashtra, 411016</p>			Not Available
<p><b>Licensee</b>                      Kilbil Education society (Trust)                      through his Authorized Signatory Mr. Saudagar                      Umar faruk Imam                      Address: Flat No 245, Block Sector JANWADI,                      Road KILBIL SCHOOL, JANWADI, Pune,                      Maharashtra, 411016</p>			Not Available
<p><b>Witness of execution of all executants</b>                      Madane ANIKET                      Address: Block Sector JANWADI, Road MAFCO                      COMPANY, GOKHALE NAGAR, Pune,                      Maharashtra, 411016</p>			Not Required
<p><b>Witness of execution of all executants</b>                      Madane Prashant                      Address: Block Sector GOKHALE NAGAR,                      Road MAFCO, PUNE, Pune, Maharashtra,                      411016</p>			Not Required

**Admission Of Execution / Identification**

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifies have stated that they are well acquainting to the said parties. They have given their consent to, Department of Stamp and Registration, Maharashtra State to obtain their Aadhaar



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DocName Joint S.R. Haveli 22  
Doc No 4580/2020  
Regn:52m

Village Name Pimpale Gurav  
Leave and License(36 A)

Rs 55000/-

Corporation: Pimpri-Chinchwad, Other details: Apartment Building Sr No. 77/1/1 Block Sector:PRABHAT NAGAR, PUNE - Road:PIMPAL GURAV, City:Pimpale Gurav District:Pune, Survey Number: 77/1/1 Pimpale Gurav, Leave and License Months 36

Built up- 8998 Sq. Meter - 4853 Square Feet



Lessor Name and Address Name: Savidagar Nasir Imam Age: 47 Address: Flat No.246, Block Sector JANWADI, Road KILBIL SCHOOL, City JANWADI, District Pune, State Maharashtra, Pin:411018 PAN: AWXP50436M

Licensor Name and Address Trust: Kilbil Education society Address: Flat No.246, Block Sector JANWADI, Road JANWADI MAS, ID, City JANWADI, District Pune, State Maharashtra, Pin:411018 PAN: through their P.O.A Savidagar Umar faruk Imam Age: 55, Address: Flat No.245, Block Sector JANWADI, Road KILBIL SCHOOL, City JANWADI, District Pune, State Maharashtra, Pin:411018 PAN:

Date of Execution 16/06/2020

Date of Registration 19/06/2020

Registration Number/Year 4580/2020

Stamp Duty Rs.4951/-

Registration Fee Rs.1000/-

Remark  
e 1 of 1

Joint S.R. Haveli 22



TRUE COPY

*[Signature]*  
RAJSAHEB KAILAS KENDALE  
ADVOCATE & NOTARY  
GOVT. OF INDIA

