

330/4525/2022	Registration No. :39M	4:54 PM
Receipt		
Village Name: Kothrud	Receipt No.:4689	Date: 06/04/2022
Document No.: HVL12/4525/2022		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Kemase Shankar Dattatraya		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Mrs Kale Prachi Subhash is received for registration.		
Joint S.R. Haveli 12		
Stamp duty of Rs.8062.50/- is paid by GRN MH015898571202122E on 31/03/2022 Registration fee of Rs.1000/- is paid by GRN MH015898571202122E on 31/03/2022		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		



Index -2

SroName : Joint S.R. Haveli 12

Doc No. : 4525/2022

Regn:63m

Village Name : Kothrud

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.450000/-
(3) Licence Fee	Rs.50000/-
(4) Property Description	Corporation: Pune, Other details: Land+Building/Shed No:Building , Floor No:G+1+2, Building Name:New Poona School, Block Sector:Kothrud, Road:Paud Road, City:Kothrud, District:Pune, Survey Number : 94, HISSA NUMBER : 6/7, Leave and License Months:60
(5) Area	5004 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Kemase Shankar Dattatraya Age: 58 Address: Flat No:Flat No. 2, Floor No:1st Floor, Building Name:Motiram Niwas, Block Sector:IDEAL Colony, Road:Paud Road, City:Kothrud, District:Pune, State:Maharashtra, Pin:411003 PAN: ABEPK3220D
(8) Licensee Name and Address	Trust: Jankalyan Pratisthan New poona school Address: Flat No:-, Floor No:G+1+2, Building Name:New Poona School, Block Sector:Right Bhusari Colony, Road:Paud Road, City:Kothrud, District:Pune, State:Maharashtra, Pin:411038 PAN: AAATJ7327B through their P.O.A Mrs Kale Prachi Subhash Age: 37; Address: Flat No:Flat No. 4, Floor No:-, Building Name:Ganesh Colony, Block Sector:Near Mukesh Electricals, Road:Gandhi Bhavan Road, City:Kothrud, District Pune, State:Maharashtra, Pin:411038 PAN: BRFPK5114C
(9) Date of Execution	01/04/2022
(10) Date of Registration	06/04/2022
(11) Registration Number/Year	4525/2022
(12) Stamp Duty	Rs.8062.50/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-



Joint S.R. Haveli 12

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 8062.50/-	MH015898571202122E	31/03/2022
Registration Fee	Rs. 1000/-	MH015898571202122E	31/03/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 01/04/2022 at Kothrud Pune

Between,

1) **Name:** Mr. Kemase Shankar Dattatraya, Age : About 58 Years, Occupation : Any Other, PAN : ABEPK3220D Residing at: Flat No:Flat No. 2, Floor No:1st Floor, Building Name:Motiram Niwas, Block Sector:IDEAL Colony, Road:Paud Road, Kothrud, Pune, Maharashtra, 411003

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) **Jankalyan Pratisthan New poona school**(Trust) Residing at: Flat No:-, Floor No:G+1+2, Building Name:New Poona School, Block Sector:Right Bhusari Colony, Road:Paud Road, Kothrud, Pune, Maharashtra, 411038

through Authorized Signatory Mrs Kale Prachi Subhash, Age : About 37 Years, Occupation : Service, PAN: BRFPK5114C Residing at: Flat No:Flat No. 4, Floor No:-, Building Name:Ganesh Colony, Block Sector:Near Mukesh Electricals, Road:Gandhi Bhavan Road, Kothrud, Pune, Maharashtra, 411038

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 Non-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 60 Months commencing from 01/04/2022 and ending on 31/03/2027, 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 Non-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 60 Months commencing from 01/04/2022 and ending on 31/03/2027

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 50000(Fifty Thousand Only) per month towards the compensation and Rs. 450000(Four Lakh Fifty Thousand Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 009373, dated – 26/06/2017 , drawn on the Licensee's Banking Account with Pmc bank Bank, Kothrud Branch. Amount Rs.450000/-(Four Lakh Fifty Thousand Only)

4) 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.

5) 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.

6) Use: That the Licensed premises shall only be used by the Licensee for Non-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 .

7) 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.

8) 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.

9) 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.



10) 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.

11) 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.

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 .

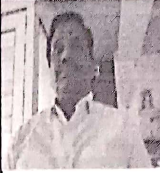







SCHEDULE I

(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. Building , Built-up :5004 Square Feet, situated on the G+1+2 Floor of a Building known as 'New Poona School' standing on the plot of land bearing Survey Number :94 & HISSA NUMBER :6/7,Road: Paud Road, Location: Kothrud, of Village:Kothrud,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

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
<u>Licensor</u> Mr. <u>Kemase Shankar Dattatraya</u> Address: Flat No: Flat No. 2, Floor No: 1st Floor, Building Name: Motiram Niwas, Block Sector: IDEAL Colony, Road: Paud Road, Kothrud, Pune, Maharashtra, 411003			Not Available
<u>Licensee</u> <u>Jankalyan Pratisthan New poona school (Trust)</u> through her Authorized Signatory <u>Mrs Kale Prachi</u> <u>Subhash</u> Address: Flat No: Flat No. 4, Floor No: -, Building Name: Ganesh Colony, Block Sector: Near Mukesh Electricals, Road: Gandhi Bhavan Road, Kothrud, Pune, Maharashtra, 411038			Not Available
<u>Witness of execution of all executants</u> <u>Kemse Milind Anil</u> Address: Flat No: Flat No. 14, Floor No: -, Building Name: Anandi Apartment, Block Sector: Left Bhusari Colony, Road: Paud Road, Kothrud, Pune, Maharashtra, 411038			Not Required
<u>Witness of execution of all executants</u> <u>Sutar Nitin Manohar</u> Address: Flat No: -, Floor No: -, Building Name: -, Block Sector: Near Pimpalgaon Stop, Road: Dapoli Road, Mandangadh, Ratnagiri, Maharashtra, 415202			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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 number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	
Licensor Kemase Shankar Dattatraya	01/04/2022 04:13:10 PM	01/04/2022 04:13:29 PM	Shankar Dattatraya Kemse, Male, XXXX XXXX 3621	
Licencee Jankalyan Pratisthan New poona school through Authorized Signatory Mrs Kale Prachi Subhash	01/04/2022 04:15:31 PM	01/04/2022 04:15:44 PM	Prachi Subhash Kale, Female, XXXX XXXX 1024	
Identifier for all executants Kemse Milind Anil	01/04/2022 04:46:01 PM	01/04/2022 04:46:37 PM	Milind Anil Kemse, Male, XXXX XXXX 6492	
Identifier for all executants Sutar Nitin Manohar	01/04/2022 05:54:58 PM	01/04/2022 05:55:14 PM	Nitin Manohar Sutar, Male, XXXX XXXX 1546	

