

14/08/2023

Index -2

SroName Joint S.R. Haveli 12

Doc No. 15102/2023

Regn.63m

Village Name : Sangavi

Leave and Licenses(36 A)

Rs.50000/-

- Rs. 176000/- per month for the first 12 months.
- Rs. 193600/- per month for the next 12 months.
- Rs. 212960/- per month for the next 12 months.
- Rs. 234256/- per month for the next 12 months.
- Rs. 257682/- per month for the next 12 months.

Corporation: Pimpri-Chinchavd, Other details: Office No:1 , Floor No:Ground to 4 th.
Building Name:Master Mind English Medium School (Primary), Block Sector:Navi
Sanghavi, , Road:Lane no.1, Krishnanagar, City:Sangavi, District:Pune, Survey
Number : 71/1/2, Leave and License Months:60

6263.21 Square Feet

(1) Article

(2) Deposit

(3) Licence Fee

(4) Property Description

(5) Area

(6) Assessment or Judi

(7) Licensor Name and Address

(8) Licensee Name and Address

Name: Thondalil Abraham Age: 70 Address: Flat No:3, Building Name:Sumi
Apartment, Block Sector:near Bora Hospital, Road:Sr. No. 56/3/99, City:Pimple Gurav,
District:Pune, State:Maharashtra, Pin:411027 PAN: ADMPT6178K

Trust: Premier education society Mastermind Address: Block Sector:Krishnanagar,
Kawdenagar, Road:Sr no. 71/1/2, City:New Sangavi, District:PUNE,
State:MAHARASHTRA, Pin:411027 PAN: AACTP8498B through their P.O.A Mrs
Bagul Vrushali Dhananjay Age: 47; Address: Flat No:704, Floor No:7 , Building
Name:Kalpataru Estate, Block Sector:Pimple Gurav, Road:Pimple Gurav, City:Pune,
District:Pune, State:Maharashtra, Pin:411061 PAN: ATWPB8693F

(9) Date of Execution

(10) Date of Registration

(11) Registration Number/Year

(12) Stamp Duty

(13) Registration Fee

(14) Remark

11/08/2023

14/08/2023

15102/2023

Rs.32297.40/-

Rs.1000/-

Thumb Impression of Joint S.R. Haveli 12 :



Joint S.R. Haveli 12

LEAVE AND LICENSE AGREEMENT

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|-------------------|----------------|--------------------|------------|
| Stamp Duty | Rs. 32297.40/- | MH006132127202324P | 02/08/2023 |
| Document Handling | Rs. 300/- | 0823100102191 | 10/08/2023 |
| Registration Fee | Rs. 1000/- | MH006132127202324P | 02/08/2023 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/08/2023 at PUNE

Between,

1) **Name:** Mr. Thondalil Abraham, Age : About 70 Years, Occupation : Service, PAN : ADMPT6178K Residing at: Flat No:3, Building Name:Sumi Apartment, Block Sector:near Bora Hospital, Road:Sr. No. 56/3/99, Pimple Gurav, Pune, Maharashtra, 411027

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) **Premier education society Mastermind** (Trust) Residing at: Block Sector:Krishnanagar, Kawdenagar, Road:Sr no. 71/1/2, New Sangavi, PUNE, MAHARASHTRA, 411027
through Authorized Signatory Mrs Bagul Vrushali Dhananjay, Age : About 47 Years, Occupation : Service, PAN: ATWPB8693F Residing at: Flat No:704, Floor No:7 , Building Name:Kalpataru Estate, Block Sector:Pimple Gurav, Road:Pimple Gurav, Pune, Pune, Maharashtra, 411061

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 01/11/2023 and ending on 31/10/2028, 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:-



LEAVE AND LICENSE AGREEMENT

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 01/11/2023 and ending on 31/10/2028

2) License Fee & Deposit: That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

- a) Rs. 176000/- (One Lakh Seventy-Six Thousand Only) per month for the first 12 months,
b) Rs. 193600/- (One Lakh Ninety-Three Thousand Six Hundred Only) per month for the next 12 months,
c) Rs. 212960/- (Two Lakh Twelve Thousand Nine Hundred and Sixty Only) per month for the next 12 months,
d) Rs. 234256/- (Two Lakh Thirty-Four Thousand Two Hundred and Fifty-Six Only) per month for the next 12 months,
e) Rs. 257682/- (Two Lakh Fifty-Seven Thousand Six Hundred and Eighty-Two Only) per month for the next 12 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 50000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 50000/- (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.



LEAVE AND LICENSE AGREEMENT

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.

SCHEDULE I






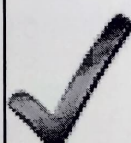


(Being the correct description of premise Office which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Office No. 1, Built-up :6263.21 Square Feet, situated on the Ground to 4 th Floor of a Building known as 'Master Mind English Medium School (Primary)' standing on the plot of land bearing Survey Number :71/1/2, Road: Lane no.1, Krishnanagar, Location: Navi Sanghavi, of Village: Sangavi, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpari-Chinchavad 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.



LEAVE AND LICENSE AGREEMENT





| Name & Address | Photo | Thumb Verified | Digitally signed |
|---|---|---|------------------|
| <p>Licensor Mr. Thondalil Abraham Address: Flat No:3, Building Name:Sumi Apartment, Block Sector:near Bora Hospital, Road:Sr. No. 56/3/99, Pimple Gurav, Pune, Maharashtra, 411027</p> |  |  | Not Available |
| <p>Licensee Premier education society Mastermind (Trust) through her Authorized Signatory Mrs Bagul Vrushali Dhananjay Address: Flat No:704, Floor No:7, Building Name:Kalpataru Estate, Block Sector:Pimple Gurav, Road:Pimple Gurav, Pune, Pune, Maharashtra, 411061</p> |  |  | Not Available |
| <p>Witness of execution of all executants Bhat Mohit Anil Address: Block Sector:Dhule, Road:WB Road, Dhule, Dhule, Maharashtra, 424002</p> |  |  | Not Required |
| <p>Witness of execution of all executants Bhat Himani Address: Block Sector:Deopur, Road:WB road, Dhule, Dhule, Maharashtra, 424002</p> |  |  | 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.



LEAVE AND LICENSE AGREEMENT

| Type of Party, Name & UID | Date & Time of Admission | Date ,Time of Verification with UIDAI | Information received from UIDAI(Name,Gender,Aadhaar No,Photo) |
|---|---------------------------|---------------------------------------|--|
| <u>Licensor</u> Thondalil Abraham | 11/08/2023 10:11:25 AM | 11/08/2023 10:12:01 AM | Abraham Thondalil, Male, XXXX XXXX 8655  |
| <u>Licencee</u> Premier Education Society Mastermind through Authorized Signatory Mrs Bagul Vrushali Dhananjay | 11/08/2023 10:12:11 AM | 11/08/2023 10:13:02 AM | Vrushali Dhananjay Bagul, Female, XXXX XXXX 1090  |
| <u>Identifier for all</u> <u>executants</u> Bhat Himani | 12/08/2023 10:58:53 PM | 12/08/2023 10:59:59 PM | Himani Anil Bhat, Female, XXXX XXXX 3676  |
| <u>Identifier for all</u> <u>executants</u> Bhat Mohit Anil | 12/08/2023 10:57:36 PM | 12/08/2023 10:58:39 PM | Mohit Anil Bhat, Male, XXXX XXXX 4980  |



Premier Education Society

Reg. No. महा / 11913-96 /पुणे (सं.नोंद अधि. 1860 अन्वये)

एफ / 12756 /पुणे (मुंबई सार्व. विश्वस्त. अधि. 1950 अन्वये)

1/1/2, Krishnanagar. New Sangvi, Pune - 411 061. ☎ : 27280191,9881011230

Ref. :

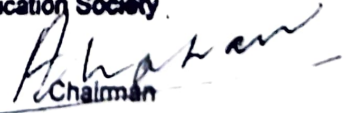
Date : 10/08/23

RESOLVED THAT, the consent of the trustees of the trust named as "Premier Education Society" to the Principal of "Mastermind English Medium School" be and is hereby given to give authority to Mrs. Vrushali Dhananjay Bagul, Age: 47 Years (Principal) to execute the leave and license agreement and also all the documents, submissions and represent the school before any authority which in the opinion of the said authority letter be expedient and necessary for the purpose.

FURTHER RESOLVED THAT, above person will carry out the above authority on behalf of "Mastermind English Medium School".

FURTHER RESOLVED THAT, any act done by the above person in pursuance in the above authority be and hereby ratified.

Premier Education Society


Chairman

T.I. Abraham

Chairman

"Premier Education Society"



Vrushali Dhananjay Bagul

Principal

"Mastermind English Medium School"

Head Mistress

Mastermind Eng. Medium School
New Sangvi, Pune-61