

यांचेसमोर.....

ता. पुरंदर, जि. पुणे

से. नोटरी साी

--: प्रतीक्षापर :-



Handwritten text in a box, including a signature and date: '1165 / 23.10.2023' and 'श्री. सुनील र. शिंदे'.



62AA 610373

2023

MAHARASHTRA



यथावत् एज्युकेशनल अण्ड रिसर्च अकॅडमी (शारदा इंग्लिश मिडीयम स्कूल
 मधील १३१ गुठे म्हणजेच ३ एकर ११ आर ही मिळकत सन २००८ पासून
 २ हे करत आहेत. सदर गट नं. १४५१ व १४५२ व सिटी सर्व्हे नं. ३०१
 आहे. सब सदरचा भाडेकरार हा आज रोबी प्रतिज्ञापत्र करणार नं. १ व
 मिडीयम स्कूल वाघापुर) यांच्या बरोबर भाडेकरार करण्यास उद्दिष्ट झालेला
 करण्याकरीता यथावत् एज्युकेशनल अण्ड रिसर्च अकॅडमी (शारदा इंग्लिश
 यथावत् दादाजी खवले हे मयत झाले असल्याने सदर गटावर वारस नोंद
 मधील १३१ गुठे म्हणजेच ३ एकर ११ आर ही मिळकत दिली होती. के.
 पुरंदर लि. पुणे येथील गट नं. १४५१ व १४५२ व सिटी सर्व्हे नं. ३०१
 मिडीयम स्कूल वाघापुर) यांना लिख करारानाम्याने गाव मौजे वाघापुर मा.
 २०१७ मध्ये यथावत् एज्युकेशनल अण्ड रिसर्च अकॅडमी (शारदा इंग्लिश
 खवले हे दिनांक १७/२/२०२२ रोबी मयत झाले असून त्यांनी सन
 यांचे पती व प्रतिज्ञापत्र करणार नं. २ यांचे वडिल के. यथावत् दादाजी
 आम्ही वरील ठिकाणचे रहिवासी असून प्रतिज्ञापत्र करणार नं. १

कारणी सत्य प्रतिज्ञेवर कथन करतो की,

रा. विमाननगर पुणे १४

गृहिणी श्री. सविन यथावत् खवले, वय : ४७ वर्ष, धंदा : नोकरी दोघे

आम्ही श्रीमती. शारदा यथावत् खवले वय : ७० वर्ष, धंदा :



Noted and Registered at Serial Number 6205/2023
REGD. NO. 3899
MIDC, DNR, PUNE
ADV. SUNITA U. SASTE
NOTARY, GOVERNMENT OF INDIA
Assure

BEFORE ME

23 OCT 2023



श्री. अशोक कृष्णराव

पति

श्री. सती उ. सस्ते

पत्नी

आवक

सासवड मुक्कामी केले आहे.

सदरचे प्रतिशापत्र आज वार सोमवार दि. २३/१०/२०२३ रोजी दिवशी

आहे.

१९९,२०० व १९३ (२) नुसार शिक्षण पात्र राहिल याची मला जाणिव

सर्व माहिती सत्य असून असत्य आढळल्यास भारतीय दंडविधान कलम

आम्ही सत्य प्रतिशेवर कथन करतो की, वरील नमूद केलेली

सत्यतेकीला सदरचे प्रतिशापत्र केले आहे.

वाघापूर) यांना भाडकराराने दिलेली आहे. या वसेचे सदरचे गोपनीय



MERA AADHAAR, MERI PEHCHAN

6114 4048 6692

COLOUR XEROX

सदर्या - 411014

विमान नगर, पुणे सिटी, पुणे,

वॉयज सोसायटी के पास,

न 18, सर्वे न 199/204,

सोसायटी लिमिटेड रोडवर

hind vjay co ope society limited
row house no 18, sarve no
199/204, near joggers park,
viman nager, Pune City, Pune,
Maharashtra - 411014

Address:

भारतीय पहचान प्रमाण प्रणाली
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



श्री आधर, मेरी पहचान

6114 4048 6692

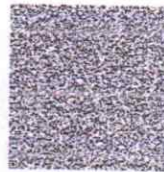


शारदा यशवंत खवले
श्री / Female
श्री / DOB: 10/10/1954
श्री / FEMALE



1947 help@uidai.gov.in www.uidai.gov.in

7212 4582 1540



Print Date: 7/02/2022
Address: 17, Hindvjay Society, Near
linked Dream land, Viman nager, Pune
City, Pune, Maharashtra, 411014

पुणे, 17, हिंदवज सोसायटी, वॉयज रोड के पास,
लिंकड ड्रीम लैंड, विमान नगर, पुणे,
पुणे नगर, पुणे महाराष्ट्र, 411014



भारतीय पहचान प्रमाण प्रणाली
Unique Identification Authority of India



श्री आधर, मेरी पहचान

7212 4582 1540



श्री / Male
श्री / DOB: 31/07/1976
श्री / Male



Issue Date: 06/02/2018

Village Name : Vaghapur

Leave and Licenses[36 A]

Rs.1000/-

(3) Licence Fee
(4) Property Description
Corporation: Pune, Other details: Land+Building/Shed No:1st, Floor No:Ground,
Building Name:-, Block Sector:Vaghapur, Road:-, City:Vaghapur, District:Pune, GAT
NUMBER : 1451 & 1452, C.T.S. Number : 601 and Construction 6000 Sq. Ft. Leave
and License Months:60
1.31 Hocter Aar

(5) Area

(6) Assessment or Jrdl

(7) Licensor Name and Address

(1) Name: Shrinall Khavale Sharda Yashwant Age: 69 Address: Block
Sector:Vimanagar, Road:-, City:Pune City, District:Pune, State:Maharashtra,
Pin:411014 PAN: GRAPK6120E
(2) Name: Khavale Sachin Yashwant Age: 47 Address: Block Sector:Viman Nagar,
Road:-, City:Pune City, District:Pune, State:Maharashtra, Pin:411014 PAN:
ALLPK5244L
(3) Name: Khavale Sandip Yashwant Age: 48 Address: Block Sector:Viman Nagar,
Road:-, City:Pune City, District:Pune, State:Maharashtra, Pin:411014 PAN:
ADXPK9477C through his/her P.O.A Khavale Sachin Yashwant Age: 47, Address:
Block Sector:-, Road:-, City:Viman Nagar, District:Pune, State:Maharashtra,
Pin:411014 PAN:

(4) Name: Mrs Galkwad Swati Satish Age: 50 Address: Block Sector:Viman Nagar,
Road:-, City:Pune, District:Pune, State:Maharashtra, Pin:411014 PAN: AOPP64779D
through his/her P.O.A Khavale Sachin Yashwant Age: 47, Address: Block
Sector:Viman Nagar, Road:-, City:Pune City, District:Pune, State:Maharashtra,
Pin:411014 PAN:

Trust Yashwant education and research academy (Sharada English Medium School
Waghapur Tal. Purandar, Dist. Pune) Address: Block Sector:Waghapur, Road:-,
City:Waghapur, District:Pune, State:Maharashtra, Pin:412104 PAN: through their
P.O.A Khavale Sachin Yashwant Age: 47, Address: Block Sector:Viman Nagar,
Road:-, City:Pune, District:Pune, State:Maharashtra, Pin:411014 PAN:

(8) Licensee Name and Address

(9) Date of Eviction

(10) Date of Registration

(11) Registration Number/Year

(12) Stamp Duty

(13) Registration Fee

(14) Remark

Thumb Impression of S.R. Purandar

23/10/2023
23/10/2023
8624/2023
Rs.150.00/-
Rs.500/-



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

1) Yashwant education and research academy (Sharada English Medium School Waghapur Tal. Purandar, Dist. Pune)(Trust) Residing at: Block Sector:Waghapur, Road:-, Waghapur, Pune, Maharashtra, 412104
through Authorized Signatory Mr. Khavale Sachin Yashwant, Age : About 47 Years, Occupation : Business Residing at: Block Sector:Viman Nagar, Road:-, Pune, Pune, Maharashtra, 411014

AND

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

4) Name: Mrs Gaikwad Swati Satish, Age : About 50 Years, Occupation : Housewife, PAN : AOPPG4779D Residing at: Block Sector:Viman Nagar, Road:-, Pune, Pune, Maharashtra, 411014
through his P.O.A. Mr. Khavale Sachin Yashwant, Age : About 47 Years, Occupation : Business Residing at: Block Sector:Viman Nagar, Road:-, Pune City, Pune, Maharashtra, 411014

through his P.O.A. Mr. Khavale Sachin Yashwant, Age : About 47 Years, Occupation : Business Residing at: Block Sector:-, Viman Nagar, Pune, Maharashtra, 411014
411014

3) Name: Mr.Khavale Sandip Yashwant, Age : About 48 Years, Occupation : Business, PAN : AIXPK9477C Residing at: Block Sector:Viman Nagar, Road:-, Pune City, Pune, Maharashtra, 411014

2) Name: Mr.Khavale Sachin Yashwant, Age : About 47 Years, Occupation : Business, PAN : ALLPK5244L Residing at: Block Sector:Viman Nagar, Road:-, Pune City, Pune, Maharashtra, 411014

1) Name: Shrimati Khavale Sharda Yashwant, Age : About 69 Years, Occupation : Housewife, PAN : GRAPK6120E Residing at: Block Sector:Vimannagar, Road:-, Pune City, Pune, Maharashtra, 411014

Between,

This agreement is made and executed on 23/10/2023 at Saswad

LEAVE AND LICENSE AGREEMENT

Stamp Duty	Rs. 150.00/-	MH009954493202324E	23/10/2023
DHC	Rs. 300/-	1023231414110	23/10/2023
Registration Fee	Rs. 500/-	MH009954493202324E	23/10/2023

WHEREAS the Licensees are 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 Licensees 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 01/03/2023 and ending on 29/02/2028, on terms and subject to conditions hereafter appearing. AND WHEREAS the Licensees has 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 Licensees 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 01/03/2023 and ending on 29/02/2028

2) License Fee & Deposit: That the Licensee shall pay to the Licensees License fee at the rate of Rs. 1000 (One 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 Licensees.

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 Licensee indicating that the electricity bills are paid.

5) 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 Licensees 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 Licensees.





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.

Purandar and Dist Pune

Ft.Road: -, Location: Waghapur, of Village: Vaghapur, situated within the revenue limits of Tehsil

land bearing GAT NUMBER: 1451 & 1452 & C.T.S. Number: 601 and Construction 6000 Sq.

up: 1.31 Hecter Aar, situated on the Ground Floor of a Building known as '-' standing on the plot of

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. 1st, Built-



1) 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 Licensees shall on reasonable notice given by the Licensees to the Licensee shall have a right of access either by themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

9) Lock in period: Both the parties have agreed to set a lock-in period of 2 months during which neither the Licensee shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensee license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensee shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

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 commits breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensees 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 Licensees 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 Licensees shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensees shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: This tenancy agreement Gat no. 1451, 1452 and CTS no. 601 has a total area of 01 H and 31 R with construction area of 6000 sq.ft.

13) 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 Licenseor equally.

SCHEDULE I

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



Admission Of Execution / Identification

signed										
Not Available										
Not Available										
Not Available										
Not Available										
Not Available										
Not Available										
Not Available										
Not Required										
Not Required										

Licensors
 Shrimati Khavale Sharda Yashwant
 Address: Block Sector:Vimannagar, Road:-,
 Pune City, Pune, Maharashtra, 411014

Licensors
 Mr. Khavale Sachin Yashwant
 Address: Block Sector:Viman Nagar, Road:-,
 Pune City, Pune, Maharashtra, 411014

Licensors
 Mr. Khavale Sandip Yashwant, through his P.O.A
 Mr. Khavale Sachin Yashwant
 Address:Block Sector:-, Road:-, Viman Nagar,
 Pune, Maharashtra, 411014

Licensors
 Mrs Gaikwad Swati Satish through his P.O.A Mr.
 Khavale Sachin Yashwant
 Address:Block Sector: Viman Nagar, Road:-,
 Pune City, Pune, Maharashtra, 411014

Licensee
 Yashwant education and research academy
 (Sharada English Medium School Waghapur Tal.
 Purandar, Dist. Pune) (Trust)
 through his Authorized Signatory Mr. Khavale
 Sachin Yashwant
 Address:Block Sector:Viman Nagar, Road:-,
 Pune, Pune, Maharashtra, 411014





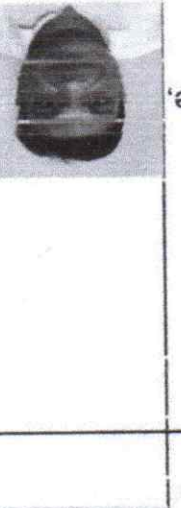
Witness of execution of all executants
 Bhonde Kausubh
 Address: Block Sector:-, Kasaba Petli,
 Pune, Maharashtra, 411011

Witness of execution of all executants
 Khavale Anirav Sanideep
 Address: Block Sector:-, Road:-, Viman Nagar,
 Pune, Maharashtra, 411014


& the identifires 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.





Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	Date, Time of Admission	Date, Time of Verification with UIDAI	Type of Party, Name & UID
 <p>Sharda Yashwant Khavale, Female, XXXX XXXX 0092</p>	<p>23/10/2023 05:01:26 PM</p>	<p>23/10/2023 05:01:04 PM</p>	<p>Licensors Shrimali Khavale Sharda 23/10/2023 05:01:04 PM</p>
 <p>Sachin Yashwant Khavale, Male, XXXX XXXX 1540</p>	<p>23/10/2023 05:03:16 PM</p>	<p>23/10/2023 05:02:41 PM</p>	<p>Licensors Khavale Sachin 23/10/2023 05:02:41 PM</p>
 <p>Sachin Yashwant Khavale, Male, XXXX XXXX 1540</p>	<p>23/10/2023 05:04:52 PM</p>	<p>23/10/2023 05:04:35 PM</p>	<p>Licensors Khavale Sandip 23/10/2023 05:04:35 PM</p>
 <p>Sachin Yashwant Khavale, Male, XXXX XXXX 1540</p>	<p>23/10/2023 05:06:01 PM</p>	<p>23/10/2023 05:05:49 PM</p>	<p>Licensors Mrs Gaikwad Swati Satish 23/10/2023 05:05:49 PM</p>
 <p>Sachin Yashwant Khavale, Male, XXXX XXXX 1540</p>	<p>23/10/2023 05:07:26 PM</p>	<p>23/10/2023 05:07:14 PM</p>	<p>Licensors English Medium School Waghapur Tal. Purandar, Dist. (Pune) through Authorized Signatory Khavale Sachin Yashwant</p>



<p>executants Dhonde Kaushtubh Identifier for all executants Knavale Aarnav Sandeep</p>	<p>23/10/2023 05:00:50 PM</p>	<p>23/10/2023 05:09:12 PM</p>	<p>Kaushtubh Bhonde, Male, XXXX Aarnav Sandeep Khavale, Male, XXXX XXXX 5292</p>	
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