

25/01/2022

## Index -2

SroName : Joint S.R. Haveli 2

Doc No. : 1454/2022

Regn:63m

Village Name : **Kondhava Budruk**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	-
(3) Licence Fee	Rs.90000/-
(4) Property Description	Corporation: Pune, Other details: Office No:Gokul nagar, Floor No:katraj kondhwa road, Building Name:Near Milan Pepsi , Block Sector:KONDHWA BUDRUK, Road:pune, City:Kondhava Budruk , District:Pune, Survey Number : 48/6/3/4, Leave and License Months:60
(5) Area	8500 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Pathan Bandalikhan Ismailkhan Age: 52 Address: Block Sector:HM ROYALS , Road:FLAT NO 1C 303, City:PUNE, District:Pune, State:Maharashtra, Pin:411046 PAN: ABQPP0748M
(8) Licensee Name and Address	Trust: Navbharat shikshan & samajik vikas sanstha Pune Address: Flat No:A, Floor No: , Building Name:SHIVRATNA BUILDING , Block Sector:pune, Road:bibavewadi, City:Pune, District:Pune, State:Maharashtra, Pin:411037 PAN: through their P.O.A Bokade Gajanan Ambadas Age: 45; Address: Block Sector:pune, Road:samrat towers, City:Sukhsagar Nagar, District:Pune, State:Maharashtra, Pin:411046 PAN:
(9) Date of Execution	25/01/2022
(10) Date of Registration	25/01/2022
(11) Registration Number/Year	1454/2022
(12) Stamp Duty	Rs.13500.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-





Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 13500.00/-	MH012165742202122U	25/01/2022
Registration Fee	Rs. 1000/-	MH012165742202122U	25/01/2022

### LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 25/01/2022 at pune  
Between,

1) **Name:** Mr. Pathan Bandalikhan Ismailkhan, Age : About 52 Years, Occupation : Business, PAN ABQPP0748M Residing at: Block Sector:HM ROYALS , Road:FLAT NO 1C 303, PUNE, Pune, Maharashtra, 411046

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

2) **Navbharat shikshan & samajik vikas sanstha Pune** (Trust) Residing at: Flat No:A, Floor No: , Building Name:SHIVRATNA BUILDING , Block Sector:pune, Road:bibavewadi, Pune, Pune, Maharashtra, 411037

through Authorized Signatory Mr. Bokade Gajanan Ambadas, Age : About 45 Years, Occupation : Service Residing at: Block Sector:pune, Road:samrat towers, Sukhsagar Nagar, Pune, Maharashtra, 411046

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 s/a 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 School edu. 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 01/01/2022 and ending on 31/12/2026, 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 School edu. 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:-





LICENSE AGREEMENT

**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 01/01/2022 and ending on 31/12/2026

**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs.90000(Ninety 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) Maintenance Charges:** That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, 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 School edu. 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 .

**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.





**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

**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 Residential unit bearing Office No. Gokul nagar, Built-up :8500 Square Feet, situated on the katraj kondhwa road Floor of a Building known as 'Near Milan Pepsi' standing on the plot of land bearing Survey Number :48/6/3/4,Road: pune, Location: KONDHWA BUDRUK, of Village:Kondhava budruk ,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 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
<b>Licensor</b> Mr. Pathan Bandealikhhan Ismailkhan Address: Block Sector: HM ROYALS , Road: FLAT NO 1C 303, PUNE, Pune, Maharashtra, 411046			Not Available
<b>Licensee</b> Navbharat shikshan & samajik vikas sanstha Pune (Trust) through his Authorized Signatory Mr. Bokade Gajanan Ambadas Address: Block Sector: pune, Road: samrat towers, Sukhsagar Nagar, Pune, Maharashtra, 411046			Not Available
<b>Witness of execution of all executants</b> Galinde Prakash Baburao Address: Block Sector: bibavewadi, Road: shivrathn society, Bibavewadi, Pune, Maharashtra, 411037			Not Required
<b>Witness of execution of all executants</b> Lankeshwar Sachin Gautam Address: Block Sector: pune, Road: shivaji nagar, Pune, Pune, Maharashtra, 411005			Not Required

**Admission Of Execution / Identification**

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiere 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)
<u>Licensor</u> Pathan Bandalikhan Ismailkhan	25/01/2022 05:16:30 PM	25/01/2022 05:17:38 PM	Bandalikhan Ismailkhan Pathan, Male, XXXX XXXX 2031 
<u>licensee</u> Navbharat shikshan & samajik vikas sanstha Pune through Authorized  atory Bokade Gajanan Ambadas	25/01/2022 06:35:50 PM	25/01/2022 06:36:11 PM	Gajanan Ambadas Bokade, Male, XXXX XXXX 1781 
<u>identifier for all</u> <u>executants</u> Galinde Prakash Baburao	25/01/2022 06:14:34 PM	25/01/2022 06:15:04 PM	Prakash Baburao Galinde, Male, XXXX XXXX 9231 
<u>identifier for all</u> <u>executants</u> Lankeshwar Sachin Gautam	25/01/2022 06:21:56 PM	25/01/2022 06:22:32 PM	Sachin Gautam Lankeshwar, Male, XXXX XXXX 4781 





2/1454/2022	Registration No. 39M	6:47 PM
Receipt		
Village Name: <b>Kondhava Budruk</b>	Receipt No.:1494	Date: 25/01/2022
Document No.: HVL2/1454/2022		
Document Type :Leave and Licenses(36 A)		
Presentor Name: <b>Pathan Bandalikhan Ismailkhan</b>		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Bokade Gajanan Ambedas is received for registration.		
Joint S.R. Haveli 2		
Stamp duty of Rs.13500.00/- is paid by GRN MH012165742202122U on 25/01/2022		
Registration fee of Rs.1000/- is paid by GRN MH012165742202122U on 25/01/2022		
<b>For Information:-</b> The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion 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.		



Joint S.R. Haveli 2