

Rent agreement  
Hill 26-

**LEAVE AND LICENSE**  
**AGREEMENT**

BETWEEN

**Mrs Aggarwal Priti Sunil**

AND

**Shree Krishna Seva Sangh And Charitable Trust**  
through Secretary Mr. Nair Manoj Unnikrishnan

DOC NO. : HVL1/16995/2021

T NO. : 21112699902140

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**SURYAWANSHI XEROX AND ONLINE SERVICES**

OFFICE : Shop No. 1, Ganesh Krupa Building, Plot No. 117, Near JG Mutha Cement,  
Opp. Kalbhor Building, Sainathnagar, Nigdi, Pune 411 044.

**Mobile : 8390109494 / 8888716870**

**Prop. : Mr. Kiran Gautam Suryawanshi**

## Village Name : Nigadi

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.200000/-
(3) Licence Fee	a) Rs. <u>120000/-</u> per month for the first <u>12</u> months, b) Rs. <u>132000/-</u> per month for the next <u>12</u> months, c) Rs. <u>145200/-</u> per month for the next <u>12</u> months, d) Rs. <u>159720/-</u> per month for the next <u>12</u> months, e) Rs. <u>175692/-</u> per month for the next <u>12</u> months.
(4) Property Description	Corporation: Pimpari-Chinchavad, Other details: Land+Building/Shed No:-, Building Name:-, Block Sector:Yamunanagar, Nigdi, Road:Near Kanhaiya Sweets, City:Nigadi, District:Pune, Plot Number : 354, SECTOR NUMBER : 21, Leave and License Months:60
(5) Area	3100 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Aggarwal Priti Sunil Age: 58 Address: Flat No:C1402, Floor No:13TH, Building Name:VERDE RESIDENCY, Block Sector:KALYANINAGAR, Road:S NO 120A 1B, PLOT NO. 3, City:PUNE, District:Pune, State:Maharashtra, Pin:411006 PAN: AAAPA9431F
(8) Licensee Name and Address	Trust: Shree krishna seva sangh and charitable Trust Address: Building Name:JANAK, Block Sector:SECTOR NO. 25, Road:PLOT NO. 242, City:PRADHIKARAN, NIGDI, District:Pune, State:Maharashtra, Pin:411044 PAN: through their Secretary Nair Manoj Unnikrishnan Age: 47; Address: Flat No:A-26, PLOT NO. 15/6, Building Name:RUNAL MIRACLES, Block Sector:RAVET, Road:NEAR DY PATIL COLLEGE, City:AKURDI, District:Pune, State:Maharashtra, Pin:411044 PAN:
(9) Date of Execution	15/12/2021
(10) Date of Registration	17/12/2021
(11) Registration Number/Year	16995/2021
(12) Stamp Duty	Rs.22228.40/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-





1/16995/2021	Registration No. :39M	7:27 PM
<b>Receipt</b>		
Village Name: <b>Nigadi</b>	Receipt No.:18235	Date: 17/12/2021
Document No.: <b>HVL1/16995/2021</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Mrs Aggarwal Priti Sunil</b>		
	Registration Fee:	<b>1000.00</b>
	Total:	<b>1000.00</b>
Leave and Licenses Agreement executed by presentor and Nair Manoj Unnikrishnan is received for registration.		
<b>S.R. Haveli 1</b>		
Stamp duty of Rs.22228.40/- is paid by GRN <b>MH009300453202122E</b> on <b>26/11/2021</b> Registration fee of Rs.1000/- is paid by GRN <b>MH009300453202122E</b> on <b>26/11/2021</b>		
<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.		





Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 22228.40/-	MH009300453202122E	26/11/2021
Registration Fee	Rs. 1000/-	MH009300453202122E	26/11/2021

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 15/12/2021 at Pune

Between,

1) **Name:** Mrs Aggarwal Priti Sunil, Age : About 58 Years, Occupation : Housewife, PAN : AAAPA9431F Residing at: Flat No:C1402, Floor No:13TH, Building Name:VERDE RESIDENCY, Block Sector:KALYANINAGAR, Road:S NO 120A 1B, PLOT NO. 3, PUNE, Pune, Maharashtra, 411006

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) **Shree krishna seva sangh and charitable Trust** (Trust) Residing at: Building Name:JANAK, Block Sector:SECTOR NO. 25, Road:PLOT NO. 242, PRADHIKARAN, NIGDI, Pune, Maharashtra, 411044

through Secretary Mr. Nair Manoj Unnikrishnan, Age : About 47 Years, Occupation : Business Residing at: Flat No:A-26, PLOT NO. 15/6, Building Name:RUNAL MIRACLES, Block Sector:RAVET, Road:NEAR DY PATIL COLLEGE, AKURDI, Pune, Maharashtra, 411044

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

**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. 120000/- (One Lakh Twenty Thousand Only) per month for the first 12 months,

b) Rs. 132000/- (One Lakh Thirty-Two Thousand Only) per month for the next 12 months,

c) Rs. 145200/- (One Lakh Forty-Five Thousand Two Hundred Only) per month for the next 12 months,

d) Rs. 159720/- (One Lakh Fifty-Nine Thousand Seven Hundred and Twenty Only) per month for the next 12 months,

e) Rs. 175692/- (One Lakh Seventy-Five Thousand Six Hundred and Ninety-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.

**3) Payment of Deposit:** That the Licensee had paid Amount Rs. 200000/- (Two Lakh Only) deposit/premium to Licensor by Cheque/ NEFT/ RTGS No. 279326, dated – 03/01/2011, drawn on the Licensee's Banking Account with Central bank of india Bank, Pradhikaran, Nigdi Branch. Amount Rs. 200000/- (Two Lakh Only)

**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 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. -, Built-up :3100 Square Feet, situated on the Floor of a Building known as '-' standing on the plot of land bearing Plot Number :354 & SECTOR NUMBER :21, Road: Near Kanhaiya Sweets, Location: Yamunanagar, Nigdi, of Village:Nigadi, 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.








Name & Address	Photo	Thumb Image	Digitally signed
<b><u>Licensor</u></b> Mrs Aggarwal Priti Sunil <b>Address:</b> Flat No:C1402, Floor No:13TH, Building Name:VERDE RESIDENCY, Block Sector:KALYANINAGAR, Road:S NO 120A 1B, PLOT NO. 3, PUNE, Pune, Maharashtra, 411006			Not Available
<b><u>Licensee</u></b> Shree krishna seva sangh and charitable Trust (Trust) through his Secretary Mr. <u>Nair Manoj Unnikrishnan</u> <b>Address:</b> Flat No:A-26, PLOT NO. 15/6, Building Name:RUNAL MIRACLES, Block Sector:RAVET, Road:NEAR DY PATIL COLLEGE, AKURDI, Pune, Maharashtra, 411044			Not Available
<b><u>Witness of execution of all executants</u></b> Suryawanshi Kiran Gautam <b>Address:</b> Block Sector:RUPEENAGAR, Road:RUPEE HOUSING SOCIETY, TALAWADE, PUNE, MAHARASHTRA, 411062			Not Required
<b><u>Witness of execution of all executants</u></b> Dingankar Hemant <b>Address:</b> Block Sector:TALAWADE, Road:SAHAYOGNAGAR, TALAWADE, Pune, Maharashtra, 412114			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)	
<b>Licensor</b> Mrs Aggarwal Priti Sunil	15/12/2021 11:39:52 AM	15/12/2021 11:40:40 AM	Priti Sunil Aggarwal, Female, XXXX XXXX 9381	
<b>licencee</b> Shree krishna seva sangh and charitable Trust through Secretary Nair Manoj Unnikrishnan	17/12/2021 11:38:49 AM	17/12/2021 11:39:16 AM	Manoj Unnikrishnan Nair, Male, XXXX XXXX 8011	
<b>identifier for all executants</b> Suryawanshi Kiran Gautam	15/12/2021 11:54:56 AM	15/12/2021 11:55:57 AM	Kiran Gautam Suryawanshi, Male, XXXX XXXX 5637	
<b>identifier for all executants</b> Dingankar Hemant	15/12/2021 11:56:10 AM	15/12/2021 11:56:30 AM	Hemant Sunil Dingankar, Male, XXXX XXXX 1457	