

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3170.00/-	MH008439366202324E	22/09/2023
DHC	Rs. 300/-	0923226000104	22/09/2023
Registration Fee	Rs. 1000/-	MH008439366202324E	22/09/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 22/09/2023 at PUNE

Between,

1) **Name:** Mrs Alaka Vijay Borkar, Age : About 69 Years, PAN : AKRPB2144B Residing at: Building Name:TARANGAN, Block Sector:KARVENAGAR, Road:7A SHREEMAN SOCIETY, PUNE, Pune, Maharashtra, 411052

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) **Arvind Education Society**(Trust) Residing at: Flat No:OFFICE NO 31, Block Sector:SANGVI, Road:SHITOLE NAGAR, PUNE, PUNE, MAHARASHTRA, 411027

through Chairman Mrs Errabelli Aarti Rao, Age : About 54 Years Residing at: Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045

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 01/05/2023 and ending on 30/04/2028, 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:-

*(Signature)*  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-३७  
Page 1 of 5



**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 01/05/2023 and ending on 30/04/2028

**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. 20000/- (Twenty Thousand Only) per month for the first 36 months,

b) Rs. 22000/- (Twenty-Two Thousand Only) per month for the next 24 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. 40000 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. 40000/- (Forty Thousand 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.

  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७



**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 Licensors 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 Licensors 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors 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:** If any additional property tax is levied by the Municipal Corporation for commercial use and terrace use than the said additional property tax shall be borne by the Licensee and at the time of returning the licensed premises it shall be returned to the Licensors in the condition which was at the time of taking possession


**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.

### SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)









All that constructed portion being Non-Residential unit bearing Apartment/Flat No. Two Rooms/Unit, Built-up :68.684 Square Meter, situated on the Ground Floor of a Building known as 'Maha Tara' standing on the plot of land bearing Survey Number :13/1+2 & Plot Number :63, Road: Shitole Nagar, Location: Sangvi 411027, of Village:Sangavi, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavd 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.

  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७










Name & Address	Photo	Thumb Verified	Digitally signed
<b>Licensors</b> Mrs Alaka Vijay Borkar <b>Address:</b> Building Name:TARANGAN, Block Sector:KARVENAGAR, Road:7A SHREEMAN SOCIETY, PUNE, Pune, Maharashtra, 411052			Not Available
<b>Licensee</b> Arvind Education Society (Trust) through her Chairman Mrs Errabelli Aarti Rao <b>Address:</b> Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045			Not Available
<b>Witness of execution of all executants</b> Kanade Kiran <b>Address:</b> Block Sector:KOTHRUD, Road:PAUD ROAD, PUNE, Pune, Maharashtra, 411038			Not Required
<b>Witness of execution of all executants</b> Mewada Yogesh <b>Address:</b> Block Sector:KARVENAGAR, Road:KULASHREE COL, PUNE, Pune, Maharashtra, 411052			Not Required


### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifies 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.

  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७



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 Alaka Vijay Borkar	16/09/2023 05:40:44 PM	16/09/2023 05:43:23 PM	Alka Vijay Borkar, Female, XXXX XXXX 0249	
<b>licencee</b> Arvind Education Society through Chairman Mrs Errabelli Aarti Rao	25/08/2023 05:18:53 PM	25/08/2023 05:19:13 PM	Errabelli Aarti Rao, Female, XXXX XXXX 7151	
<b>Identifier for all executants</b> Kanade Kiran	16/09/2023 11:01:01 PM	16/09/2023 11:01:18 PM	Kiran Laxman Kanade, Male, XXXX XXXX 3707	
<b>Identifier for all executants</b> Mewada Yogesh	18/09/2023 08:58:18 PM	18/09/2023 08:58:30 PM	Yogesh Dhalaram Mewada, Male, XXXX XXXX 2990	

  
 मुख्याध्यापिका  
 भारतीय विद्या निकेतन विद्यालय  
 सांगवी पुणे-२७



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4755.00/-	MH008439360202324E	22/09/2023
DHC	Rs. 300/-	0923223000099	22/09/2023
Registration Fee	Rs. 1000/-	MH008439360202324E	22/09/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 22/09/2023 at PUNE

Between,

1) **Name:** Sagar Vijay Borkar, Age : About 47 Years, PAN : ABTPB8105B Residing at: Building Name:TARANGAN, Block Sector:KARVENAGAR, Road:7/A SHREEMAN SOCIETY, PUNE, Pune, Maharashtra, 411052

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) **Arvind Education Society**(Trust) Residing at: Flat No:OFFICE NO 31, Block Sector:SANGVI, Road:SHITOLE NAGAR, PUNE, PUNE, MAHARASHTRA, 411027

through Chairman Mrs Errabelli Aarti Rao, Age : About 54 Years Residing at: Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045

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 01/05/2023 and ending on 30/04/2028, 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:-

  
 मुख्याध्यापिका  
 भारतीय विद्या निकेतन विद्यालय  
 सांगवी पुणे-२७



**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 01/05/2023 and ending on 30/04/2028

**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. 30000/- (Thirty Thousand Only) per month for the first 36 months,

b) Rs. 33000/- (Thirty-Three Thousand Only) per month for the next 24 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. 60000 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. 60000/- (Sixty Thousand 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.

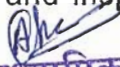
**5) Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

**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.

  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७





**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) Miscellaneous:** If any additional property tax is levied by the Municipal Corporation for commercial use and terrace use than the said additional property tax shall be borne by the Licensee and at the time of returning the licensed premises it shall be returned to the Licensor in the condition which was at the time of taking possession


**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.

### SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)









All that constructed portion being Non-Residential unit bearing Apartment/Flat No. Three Rooms/Unit, Built-up :103.026 Square Meter, situated on the First Floor of a Building known as 'Maha Tara' standing on the plot of land bearing Survey Number :13/1+2 & Plot Number :63, Road: Shitole Nagar, Location: Sangvi 411027, 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.

  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७










Name & Address	Photo	Thumb Verified	Digitally signed
<b>Licenser</b> Sagar Vijay Borkar <b>Address:</b> Building Name:TARANGAN, Block Sector:KARVENAGAR, Road:7/A SHREEMAN SOCIETY, PUNE, Pune, Maharashtra, 411052			Not Available
<b>Licensee</b> Arvind Education Society (Trust) through her Chairman Mrs Errabelli Aarti Rao <b>Address:</b> Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045			Not Available
<b>Witness of execution of all executants</b> Kanade Kiran <b>Address:</b> Block Sector:KOTHRUD, Road:PAUD ROAD, PUNE, Pune, Maharashtra, 411038			Not Required
<b>Witness of execution of all executants</b> Mewada Yogesh <b>Address:</b> Block Sector:KARVENAGAR, Road:KULASHREE COL, PUNE, Pune, Maharashtra, 411052			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.

  
**मुख्याध्यापिका**  
**भारतीय विद्या निकेतन विद्यालय**  
**सांगवी पुणे-२७**



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> Sagar Vijay Borkar	16/09/2023 05:27:49 PM	16/09/2023 05:28:44 PM	Sagar Vijay Borkar, Male, XXXX XXXX 0231	
<b>licencee</b> Arvind Education Society through Chairman Mrs Errabelli Aarti Rao	25/08/2023 05:21:05 PM	25/08/2023 05:21:15 PM	Errabelli Aarti Rao, Female, XXXX XXXX 7151	
<b>identifier for all executants</b> Kanade Kiran	16/09/2023 04:13:19 PM	16/09/2023 04:13:34 PM	Kiran Laxman Kanade, Male, XXXX XXXX 3707	
<b>identifier for all executants</b> Mewada Yogesh	18/09/2023 08:59:32 PM	18/09/2023 08:59:47 PM	Yogesh Dhalaram Mewada, Male, XXXX XXXX 2990	

  
 मुख्याध्यापिका  
 भारतीय विद्या निकेतन विद्यालय  
 सांगवी पुणे-२७



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4730.00/-	MH008439357202324E	13/09/2023
DHC	Rs. 300/-	0923227100096	22/09/2023
Registration Fee	Rs. 1000/-	MH008439357202324E	13/09/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 13/09/2023 at PUNE

Between,

1) **Name:** Mrs Kalpana Sopan Borkar, Age : About 56 Years, PAN : BTPPB2008G Residing at: Block Sector:VINAYAK NAGAR PIMPLE GURAV, Road:LANE NO 1, PUNE, Pune, Maharashtra, 411061

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) **Arvind Education Society**(Trust) Residing at: Flat No:OFFICE NO 31, Block Sector:SANGVI, Road:SHITOLE NAGAR, PUNE, PUNE, MAHARASHTRA, 411027  
through Chairman Mrs Errabelli Aarti Rao, Age : About 54 Years Residing at: Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045

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 01/05/2023 and ending on 30/04/2028, 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:-

मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७



**1) Period:** That the Licenser 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 01/05/2023 and ending on 30/04/2028

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

a) Rs. 30000/- (Thirty Thousand Only) per month for the first 36 months,

b) Rs. 33000/- (Thirty-Three Thousand Only) per month for the next 24 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 Licenser Rs. 40000 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. 40000/- (Forty Thousand 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 Licenser.

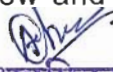
**5) Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licenser indicating that the electricity bills are paid.

**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 Licenser 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 Licenser.

**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 Licenser shall on reasonable notice given by the Licenser 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.

  
मुख्याध्यापिका  
भारतीय विद्या निकेतन विद्यालय  
सांगवी पुणे-२७





**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) Miscellaneous:** If any additional property tax is levied by the Municipal Corporation for commercial use and terrace use than the said additional property tax shall be borne by the Licensee and at the time of returning the licensed premises it shall be returned to the Licensor in the condition which was at the time of taking possession


**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.

### SCHEDULE I





(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)


All that constructed portion being Non-Residential unit bearing Apartment/Flat No. Three Rooms/Unit, Built-up :99 Square Meter, situated on the Ground + First + Second Floor of a Building known as 'Maha Tara' standing on the plot of land bearing Survey Number :13/1+2 & Plot Number :63, Road: Shitole Nagar, Location: Sangvi 411027, of Village: Sangavi, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavd 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.

  
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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 Kalpana Sopan Borkar	09/09/2023 12:57:03 PM	09/09/2023 12:57:30 PM	Kalpana Sopan Borkar, Female, XXXX XXXX 7009	
<b>licencee</b> Arvind Education Society through Chairman Mrs Errabelli Aarti Rao	25/08/2023 05:23:20 PM	25/08/2023 05:23:33 PM	Errabelli Aarti Rao, Female, XXXX XXXX 7151	
<b>Identifier for all executants</b> Mewada Yogesh	13/09/2023 03:34:12 PM	13/09/2023 03:34:29 PM	Yogesh Dhalaram Mewada, Male, XXXX XXXX 2990	
<b>Identifier for all executants</b> Kanade Kiran	16/09/2023 04:11:35 PM	16/09/2023 04:11:43 PM	Kiran Laxman Kanade, Male, XXXX XXXX 3707	

  
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Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3170.00/-	MH008439352202324E	13/09/2023
DHC	Rs. 300/-	0923227500092	22/09/2023
Registration Fee	Rs. 1000/-	MH008439352202324E	13/09/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 22/09/2023 at PUNE

Between,

1) **Name:** Mrs Shakuntala Dattatray Borkar, Age : About 73 Years, PAN : BOYPB0849B Residing at: Building Name:SOMESH BUILDING, Block Sector:SHIVAJINAGAR, Road:361, PUNE, Pune, Maharashtra, 411005

through his P.O.A. Mr. Rohan Deepak Yadav, Age : About 32 Years Residing at: Flat No:361, Building Name:SOMESH APARTMENT, Block Sector:SHIVAJI NAGAR GAWTHAN, Road:J M ROAD, PUNE, Pune, Maharashtra, 411005

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

AND

1) **Arvind Education Society**(Trust) Residing at: Flat No:OFFICE NO 31, Block Sector:SANGVI, Road:SHITOLE NAGAR, PUNE, PUNE, MAHARASHTRA, 411027

through Chairman Mrs Errabelli Aarti Rao, Age : About 54 Years Residing at: Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045

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

WHEREAS the Licensors 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 Licensors 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 01/05/2023 and ending on 30/04/2028, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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;

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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 01/05/2023 and ending on 30/04/2028

**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. 20000/- (Twenty Thousand Only) per month for the first 36 months,

b) Rs. 22000/- (Twenty-Two Thousand Only) per month for the next 24 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. 40000 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. 40000/- (Forty Thousand 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 Licensors 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 Licensors 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors 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:** If any additional property tax is levied by the Municipal Corporation for commercial use and terrace use than the said additional property tax shall be borne by the Licensee and at the time of returning the licensed premises it shall be returned to the Licensors in the condition which was at the time of taking possession

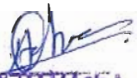
**13) Registration:** This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee.

### SCHEDULE I









(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Apartment/Flat No. One+One Room/Unit, Built-up :766 Square Feet, situated on the Ground+2nd Floor Floor of a Building known as 'Maha Tara' standing on the plot of land bearing Survey Number :13/1+2 & Plot Number :63, Road: Shitole Nagar, Location: Sangvi 411027, of Village:Sangavi, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavd 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.

  
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Name & Address	Photo	Thumb Verified	Digitally signed
<b><u>Licensor</u></b> Mrs Shakuntala Dattatray Borkar through his P.O.A Mr. Rohan Deepak Yadav <b>Address:</b> Flat No:361, Building Name:SOMESH APARTMENT, Block Sector:SHIVAJI NAGAR GAWTHAN, Road:J M ROAD, PUNE, Pune, Maharashtra, 411005			Not Available
<b><u>Licensee</u></b> Arvind Education Society (Trust) through her Chairman Mrs Errabelli Aarti Rao <b>Address:</b> Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045			Not Available
<b><u>Witness of execution of all executants</u></b> Kanade Kiran <b>Address:</b> Block Sector:KOTHRUD, Road:PAUD ROAD, PUNE, Pune, Maharashtra, 411038			Not Required
<b><u>Witness of execution of all executants</u></b> Mewada Yogesh <b>Address:</b> Block Sector:KARVENAGAR, Road:KULASHREE COL, PUNE, Pune, Maharashtra, 411052			Not Required


### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress 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.

  
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**सांगवी पुणे-२७**



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>licencee</b> Arvind Education Society through Chairman Mrs Errabelli Aarti Rao	25/08/2023 05:30:26 PM	25/08/2023 05:30:34 PM	Errabelli Aarti Rao, Female, XXXX XXXX 7151	
<b>licensor</b> Mrs Shakuntala Dattatray Borkar through P.O.A. Rohan Deepak Yadav	09/09/2023 01:32:04 PM	09/09/2023 01:32:32 PM	Rohan Deepak Yadav, Male, XXXX XXXX 2279	
<b>identifier for all executants</b> Mewada Yogesh	13/09/2023 03:35:35 PM	13/09/2023 03:35:46 PM	Yogesh Dhalaram Mewada, Male, XXXX XXXX 2990	
<b>identifier for all executants</b> Kanade Kiran	16/09/2023 04:10:45 PM	16/09/2023 04:10:54 PM	Kiran Laxman Kanade, Male, XXXX XXXX 3707	

  
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