

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1875.40/-	MH001353800202425P	29/04/2024
DHC	Rs. 300/-	0424294722718	29/04/2024
Registration Fee	Rs. 500/-	MH001353800202425P	29/04/2024

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 30/04/2024 at Alandi Devachi

Between,

1) **Name:** Mr.Shree dnyaneshwar maharaj devasthan trust

ALE,SANTWALE,SANTWADI,KADI,KOLWADI TARFE ADHYAKSHA MR.SANDIP KISAN

NIMASE, Age : About 35 Years, Occupation : Business, PAN : BDIPN4407Q Residing at: Flat No:-  
, Floor No:-, Building Name:-, Block Sector:nimase mala, Road:ale Road, Ale, Pune, Maharashtra,  
412411

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) **Name:** Mr.Pasaydan pratishthan sanchalit, dnyanganga english MEDIUM SCHOOL TARFE

ADHYAKSHA MR.VIJAY RAMCHANDRA GULVE, Age : About 51 Years, Occupation : Business,

PAN : AFXPG9223R Residing at: Flat No:-, Floor No:-, Building Name:709 gurukrupa, Block  
Sector:alandi devachi, Road:wadgaon road, Alnadi Devachi, Pune, Maharashtra, 412105

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 36 Months commencing from 01/04/2024 and ending on 31/03/2027, 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 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 36 Months commencing from 01/04/2024 and ending on 31/03/2027

**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs.20838(Twenty Thousand Eight Hundred and Thirty-EightOnly) 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 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 goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his 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 belongings from the Licensed premises, without recourse to the Court of Law.

**12) Miscellaneous:** The first tenancy agreement expires on 31st May 2024 and the new tenancy agreement will be valid for the period 1st June 2024 to 31st May 2027. 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 Licensor 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

**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 Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. dnyanganga english mideum school, Built-up :10000 Square Feet, situated on the Ground and 1 Floor 5000 and play gorund-5000 sq Floor of a Building known as 'Pasaydan pratishtan sanchalit' standing on the plot of land bearing MILKAT NUMBER :383 & GAT NUMBER :107/2/3, Road: alandi vadgaon road, Location: Alandi Devachi, Taluka-khed, Dist.Pune 412105, of Village: Alandi devachi (gramina) , situated within the revenue limits of Tehsil Khed and Dist Pune





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 Verified	Digitally signed
<p><b>Licensor</b> Mr.Shree dnyaneshwar maharaj devasthan trust ALE,SANTWALE,SANTWADI,KADI,KOLWADI TARFE ADHYAKSHA MR.SANDIP KISAN NIMASE <b>Address:</b>Flat No:-, Floor No:-, Building Name:-, Block Sector:nimase mala, Road:ale Road, Ale, Pune, Maharashtra, 412411</p>			Not Available
<p><b>Licensee</b> Mr.Pasaydan pratishthan sanchalit, dnyanganga english MEDIUM SCHOOL TARFE ADHYAKSHA MR.VIJAY RAMCHANDRA GULVE <b>Address:</b>Flat No:-, Floor No:-, Building Name:709 gurukrupa, Block Sector:alandi devachi, Road:wadgaon road, Alnadi Devachi, Pune, Maharashtra, 412105</p>			Not Available
<p><b>Witness of execution of all executants</b> Bhujbal Amol Dnyaneshwar <b>Address:</b> Flat No:-, Floor No:-, Building Name:-, Block Sector:anand mala, Road:ale road, Ale, Pune, Maharashtra, 412411</p>			Not Required
<p><b>Witness of execution of all executants</b> Pingle Nilesh Balshiram <b>Address:</b> Flat No:-, Floor No:-, Building Name:-, Block Sector:ale, Road:ale road, Ale, Pune, Maharashtra, 412411</p>			Not Required
<p><b>Witness of execution of all executants</b> Aashtikar Yogesh Dnyaneshwar <b>Address:</b> Flat No:-, Floor No:-, Building Name:-, Block Sector:alandi devchi, Road:wadgaon road, Alandi Devachi, Pune, Maharashtra, 412105</p>			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.

Document not yet registered

Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No,Photo)	
<b>Licensor</b> Shree dnyaneshwar maharaj devasthan trust ALE,SANTWAL E,SANTWADI,K ADI,KOLWADI TARFE ADHYAKSHA MR.SANDIP KISAN NIMASE	03/05/2024 03:31:05 PM	03/05/2024 03:31:44 PM	Sandip Kisan Nimase, Male, 1235894049535713280	
<b>Licensee</b> Pasaydan pratishthan sanchalit, dnyanganga english MEDIUM SCHOOL TARFE ADHYAKSHA MR.VIJAY RAMCHANDRA GULVE	30/04/2024 12:56:40 PM	30/04/2024 12:57:31 PM	Vijay Ramchandra Gulve, Male, 1234768066023809024	
<b>Identifier for all executants</b> Bhujbal Amol Dnyaneshwar	03/05/2024 03:38:03 PM	03/05/2024 03:38:25 PM	Amol Dayaneshwar Bhujbal, Male, 1235895730881191936	
<b>Identifier for all executants</b> Pingle Nilesh Balshiram	03/05/2024 03:39:18 PM	03/05/2024 03:39:37 PM	Nilesh Balshiram Pingale, Male, 1235896032237801472	
<b>Identifier for all executants</b> Aashtikar Yogesh Dnyaneshwar	03/05/2024 03:40:20 PM	03/05/2024 03:40:45 PM	Yogesh Dnyaneshwar Aashtikar, Male, 1235896318540992512	