

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1500.00/-	MH006125632202223U	06/08/2022
Registration Fee	Rs. 1000/-	MH006125632202223U	06/08/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 06/08/2022 at Rahatani

Between,

1) **Name:** Mr. Jadhav Pratap Dadasaheb, Age : About 60 Years, Occupation : Business, PAN : AASPJ0361R Residing at: Flat No:109, Building Name:Apurva Garden, Block Sector:Nigdi Pradhikaran, Road:Nigdi police station samor, Nigdi, Pune, Maharashtra, 411044

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) **Dr.sarvapalli radhakrushnan shikshan sanstha - (Trust)** Residing at: Block Sector:Rahatani, Road:Rahatani, Rahatani, Pune, Maharashtra, 411017

through Authorized Signatory Mr. Jadhav Aakash Chandrasen, Age : About 29 Years, Occupation : Service, PAN: BMYPJ2226E Residing at: Block Sector:Rahatani, Road:241 Rahatani, Rahatani, Pune, Maharashtra, 411017

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 01/06/2022 and ending on 31/05/2027, 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/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 01/06/2022 and ending on 31/05/2027
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 10000 (Ten 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) **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.
- 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 Licensor 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 Licensor.
- 7) **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 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.
- 9) **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.

10) 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.

11) Miscellaneous: That there is a construction of three storied building totally adm 5100 Sq Fits consisting of 12 rooms on the said plot and Play Ground adm 6000 Sq Fits That the Tenant Trust is running a School i e Sane Guruji Adarsh Vidyaniketan Thergaon and the Owner has no objection to the same









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 Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Apartment/Flat No. NA, Built-up :8000 Square Feet, situated on the Floor of a Building known as 'NA' standing on the plot of land bearing Survey Number :7/1, Road: Gurunanak Nagar, Location: Thergaon, of Village: Thergaon, 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
Licenser Mr. Jadhav Pratap Dadasaheb Address: Flat No: 109, Building Name: Apurva Garden, Block Sector: Nigdi Pradhikaran, Road: Nigdi police station samor, Nigdi, Pune, Maharashtra, 411044			Not Available
Licensee Dr. sarvapalli radhakrushnan shikshan sanstha - (Trust) through his Authorized Signatory Mr. Jadhav Aakash Chandrasen Address: Block Sector: Rahatani, Road: 241 Rahatani, Rahatani, Pune, Maharashtra, 411017			Not Available
Witness of execution of all executants Bhalerao Aruna Prashant Address: Flat No: F 13, Floor No: -, Building Name: sai enclave, Block Sector: vijay nagar, Road: sant nirankari bhavan road, Kalewadi, Pune, Maharashtra, 411017			Not Required
Witness of execution of all executants Jadhav Shrutika Rajesh Address: Flat No: plotno 305, Floor No: -, Building Name: rupee housing society, Block Sector: near datta mandir, Road: rupee nagar, Chikhali, 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)	
Licensor Jadhav Pratap Dadasaheb	06/08/2022 11:49:04 AM	06/08/2022 11:50:04 AM	Pratap Dadasaheb Jadhav, Male, XXXX XXXX 3626	
licencee Dr.sarvapalli radhakrushnan shikshan sanstha - through Authorized Signatory Jadhav Aakash Chandrasen	06/08/2022 11:48:32 AM	06/08/2022 11:48:45 AM	Aakash Chandrasen Jadhav, Male, XXXX XXXX 0646	
Identifier for all executants Bhalerao Aruna Prashant	06/08/2022 11:51:56 AM	06/08/2022 11:52:19 AM	Aruna Prashant Bhalerao, Female, XXXX XXXX 5446	
Identifier for all executants Jadhav Shrutika Rajesh	06/08/2022 11:54:24 AM	06/08/2022 11:54:45 AM	Sau.Shrutika Rajesh Jadhav, Female, XXXX XXXX 1317	