









Name & Address	Photo	Thumb Image	Digitally signed
Licensor Mr. Choudhari Magaram Tejaji Address: Flat No:10, Building Name:R K Apartment , Block Sector:Vivek Nagar, Road:Near Bhaji Mandai, Akurdi, Pune, Maharashtra, 411035			Not Available
Licensee Mr. Marathwada pratishthan Through its president Mr. kumar keshav jadhav Address: Block Sector:Ganesh Colony, Road:Shivtirth, Kalewadi, Pune, Maharashtra, 411017			Not Available
Witness of execution of all executants Shinde Akash Address: Block Sector:Pune, Road:Pimpri Waghere, Pimpri Waghere, Pune, Maharashtra, 411017			Not Required
Witness of execution of all executants Kanthekar K a Address: Block Sector:Pune, Road:Rahatani, Rahatani, Pune, Maharashtra, 411017			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainted 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.



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 8825.00/-	MH012770769202122P	07/02/2022
Registration Fee	Rs. 1000/-	MH012770769202122P	07/02/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 07/02/2022 at Pimpri Pune
Between,

1) **Name:** Mr.Choudhari Magaram Tejaji, Age : About 63 Years, Occupation : Business, PAN : AANPC2194G Residing at: Flat No:10, Building Name:R K Apartment , Block Sector:Vivek Nagar, Road:Near Bhaji Mandai, Akurdi, Pune, Maharashtra, 411035

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.Marathwada pratishthan Through its president Mr. kumar keshav jadhav , Age : About 59 Years, Occupation : Business Residing at: Block Sector:Ganesh Colony, Road:Shivtirth, Kalewadi, 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 01/01/2022 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 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. 48000/- (Forty-Eight Thousand Only) per month for the first 12 months,
- b) Rs. 53000/- (Fifty-Three Thousand Only) per month for the next 12 months,
- c) Rs. 58000/- (Fifty-Eight Thousand Only) per month for the next 12 months,
- d) Rs. 63000/- (Sixty-Three Thousand Only) per month for the next 12 months,
- e) Rs. 68000/- (Sixty-Eight Thousand 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. Licensees shall also pay to the Licensor Rs. 10000/- 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. 100000/- (One 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 to 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: That the Licensee hereby agrees that the premises shall be used exclusively for their Matoshree Prathmik Vidyamandir and Devgiri English medium School Purpose only

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 and Licensor equally .

SCHEDULE I


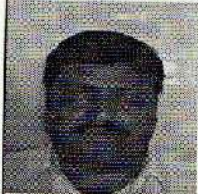


(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Apartment/Flat No. ., Built-up :2850 Square Feet, situated on the Ground Floor 8 Room and First Floor 10 Room Floor of a Building known as '.' standing on the plot of land bearing GAT NUMBER :1334, Road: Chikhali, Location: Pune, of Village:Chikhali, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-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.



LEAVE AND LICENSE AGREEMENT

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 Choudhari Magaram Tejaji	12/01/2022 07:12:16 PM	12/01/2022 07:12:43 PM	Magaram, Male, XXXX XXXX 0636	
Licensee Marathwada prathishthan Through its president Mr. kumar keshav adhav	12/01/2022 07:13:03 PM	12/01/2022 07:13:55 PM	Kumar Keshavrao Jadhav, Male, XXXX XXXX 5958	
Identifier for all executants Shinde Akash	07/02/2022 11:39:39 PM	07/02/2022 11:39:53 PM	Akash Bhagwat Shinde, Male, XXXX XXXX 5909	
Identifier for all executants Kantekar K a	12/01/2022 07:15:31 PM	12/01/2022 07:16:02 PM	Krushnadeo Atmaling Kantekar, Male, XXXX XXXX 3302	

08/02/2022

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SroName : Joint S.R. Haveli 11

Doc No. : 2582/2022

Regn:53m

Village Name : Chikhali

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.100000/-
(3) Licence Fee	a) Rs. <u>48000/-</u> per month for the first <u>12</u> months, b) Rs. <u>53000/-</u> per month for the next <u>12</u> months, c) Rs. <u>58000/-</u> per month for the next <u>12</u> months, d) Rs. <u>63000/-</u> per month for the next <u>12</u> months, e) Rs. <u>68000/-</u> per month for the next <u>12</u> months.
(4) Property Description	Corporation: Pimpri-Chinchavad, Other details: Apartment/Flat No.:, Floor No:Ground Floor 8 Room and First Floor 10 Room, Building Name:., Block Sector:Pune, Road:Chikhali, City:Chikhali, District:Pune, GAT NUMBER : 1334, Leave and License Months:60
(5) Area	2850 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Choudhari Magaram Tejaji Age: 63 Address: Flat No:10, Building Name:R K Apartment , Block Sector:Vivek Nagar, Road:Near Bhaji Mandai, City:Akurdi, District:Pune, State:Maharashtra, Pin:411035 PAN: AANPC2194G
(8) Licensee Name and Address	Name: Marathwada pratishthan Through its president Mr. kumar keshav jadhav Age: 59 Address: Block Sector:Ganesh Colony, Road:Shivtirth, City:Kalewadi, District:Pune, State:Maharashtra, Pin:411017 PAN:
(9) Date of Execution	07/02/2022
(10) Date of Registration	08/02/2022
(11) Registration Number/Year	2582/2022
(12) Stamp Duty	Rs.8825.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-