

महाराष्ट्र MAHARASHTRA

या दस्तावेजासाठी उघांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केला पाहिजे. न्याय घापरणे बंधनकारक आहे.

CW 997554

अनु.क्र. ९९९ दि. १६/१२/२०२४ गु. शु. रकम ५००/-  
 दस्ताचा प्रकार .....  
 दस्त नोंदणी करणार आहेत का ? होय/नाही  
 मिल्कतीचे वर्णन .....  
 मुद्रांक विकत घेणाऱ्याचे नांव .....  
 पत्ता .....  
 दुसऱ्या पक्षाकाराचे नांव .....  
 हस्त लेखणीचे नांव व पत्ता .....  
 मीना रमेश जाधव  
 उरवासा नं. २२०५०६९

वरिष्ठ कोषागार अधिकारी  
  
 पुणे  
 11 DEC 2024  
 प्रथम मुद्रांक लिपिक  
 कोषागार पुणे करिता

GOVERNMENT OF INDIA  
 NOTARY  
 GANESH UTTAM MASALEKAR  
 PUNE DIST MAHARASHTRA  
 REGD NO. 11244  
 EXPIRY DATE 7/05/2025

**LEAVE AND LICENCE AGREEMENT**

THIS LEAVE AND LICENCE AGREEMENT IS MADE AND ENTERED INTO AT PUNE ON 16<sup>TH</sup> OF DECEMBER 2024



## BETWEEN

**MR. YUVRAJ ANKUSH DEOKAR**

**Age: 34 Years, Occupation: BUSINESS ,**

**Residing At: - House No 113, Deokar Wada, Opp Bhairavnath Temple, Pimple Gurav Pune-411027**

Hereinafter referred to as "THE LICENSOR" (Which expression shall unless repugnant to the context or meaning thereof shall include his heirs, executor, administrators and assigns.)

...PARTY OF THE FIRST PART.

## AND

**MR. NASIR IMAM SOUDAGAR**

**Age -52 years an Adult, Occ. - Service,**

**Permanent Address: 246, JANWADI NEAR KILLBIL SCHOOL, PUNE-411016**

Hereinafter referred to as "THE LICENSEES" (Which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executor, administrators and assigns)

...PARTY OF THE OTHER PART.

## AND WHEREAS :-

The Licensor is the owner of the Property and he has the right to enter a leave and license agreement for the **Open Land, Having Separat Khate No 285 Total Admeasuring Area 00 Hectares 29.17 Aresin That, 4000 sq.Ft SR. NO 76/1A/1 Prabhat Nagar, Pimpale Gurav, Pune-411061.**

Within Dist Pune, Pimpri Chinchwad Municipal Corporation, Sub Registrar Haveli. (Hereinafter referred to as the "SAIDPREMISES")

## AND WHEREAS :

The LICENSEES being temporarily in need of premises for herself, and has requested the Licensor to allow the LICENSEES to use and occupy the said premises on the terms and Conditions hereinafter contained,



## BETWEEN

**MR. YUVRAJ ANKUSH DEOKAR**

**Age: 34 Years, Occupation: BUSINESS ,**

**Residing At: - House No 113, Deokar Wada, Opp Bhairavnath Temple, Pimple Gurav Pune-411027**

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## AND WHEREAS :

The LICENSEES being temporarily in need of premises for herself, and has requested the Licensor to allow the LICENSEES to use and occupy the said premises on the terms and Conditions hereinafter contained,







and the peaceful possession of the said premises, to the Licensor.

9. The agreement remain valid for the period of 11 months after the period for future renewal the rent will be decided (10% increase) by agreed by both parties.
10. That the Licensor and the LICENSEES agree that the renewal of this Leave and License is provided for the Section 13(2) of Bombay Rents, Hotel and Loading Rates Control Act, 1947 and the Licensor is therefore entitled to recover the Possession of the said premises from the LICENSEES immediately after completion of 11 Months.

**AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

- a) For vacation of the said premises, one month's notice on either side is required to be given and at the time of vacating the said premises a joint inspection by the Licensor or his agent and the LICENSEES, to assess any damage if any caused to the said premises.
- b) The LICENSEES shall be only LICENSEES entitled to make use of the said premises, as herein provided, by virtue of these presents & shall not claim any right, titles or interest of whatsoever nature on the said premises. It is clearly understood that nothing herein contained shall be construed to create any interest in the LICENSEES's favors, other than a right to use and occupy the said premises during the period of License.
- c) The LICENSEES shall use the said premises for the Residential purpose.
- d) The original copy of this agreement retained by the Licensor.
- e) The LICENSEES shall keep the flat in good condition and shall not make any additional and alteration in the flat purpose.
- g) That the LICENSEES Shall Use said land for their own cost and risks.





**SCHEDULE I**

**Open Land, Having Separat Khate No 285 Total Admeasuring Area 00 Hectares 29.17 Aresin That, 4000 sq.Ft SR. NO 76/1A/1 Prabhat Nagar, Pimpale Gurav, Pune-411061.**

within Dist Pune, Pimpri Chinchwad Municipal Corporation, Sub Registrar Haveli. Competent Authority.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS ON THE DATE AND THE YEAR FIRST ABOVE MENTIONED.

**SIGNED AND DELIVERED BY THE**

*Yuvraj*

**MR. YUVRAJ ANKUSH DEOKAR**

(LICENSOR)

*Nasir Imam Soudagar*

**MR. NASIR IMAM SOUDAGAR**

**(KILBILSCHOOL, PIMPLE GURAV)**

(LICENSEES)



संदर्भात दस्त शिजिस्ट्रार कार्यालयात शिदकिये गरजेचे आहे अशी समज दिली  
जानेश उत्तम मासालेकर  
भारत सरकार

Witness:-

1) Sign:-

*Sabale S.D.*

Name:- *Mr. Sabale S. D.*

Add:- *9970612980*

2) Sign:-

*Sakhale C.P.*

Name:- *Sakhale. C.P.*

Add:- *S2, N.o. 02/2, Subhan - Nance, Pimple Gurav, Pune-411061,*

*9850341877*

**ATTESTED**

**JANESH UTTAM MASALEKAR**  
NOTARY  
GOVERNMENT OF INDIA  
PUNE DISTRICT, MAHARASHTRA  
REGD NO. 12781

*19/12/2024*





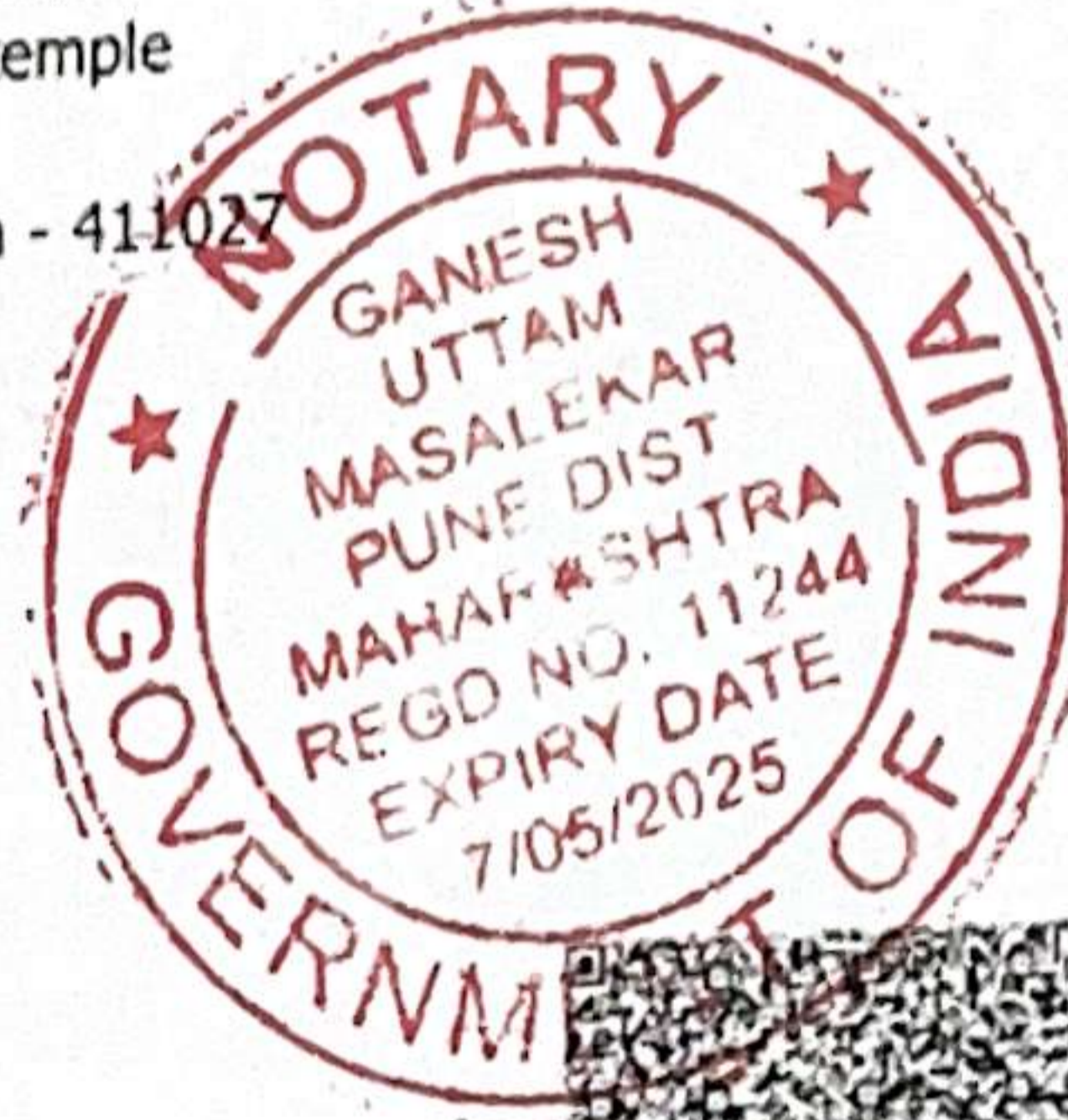


भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2821/35201/04723

To  
युवराज अंकुश देवकर  
Yuvraj Ankush Deokar  
house no 113, deokar wada  
opp bhairavnath temple  
pimple gurav  
Pune Maharashtra - 411027  
9850407224



Signature Not Verified

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आपला आधार क्रमांक / Your Aadhaar No. :

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VID : 9161 1278 0846 6254

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



युवराज अंकुश देवकर  
Yuvraj Ankush Deokar  
जन्म तारीख/DOB: 09/04/1996  
पुरुष/ MALE

Issue Date: 09/01/2012

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VID : 9161 1278 0846 6254

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Download Date: 11/09/2023



MAHARASHTRA  
REGD NO. 710  
EXPIRY DATE  
GOVERNMENT OF INDIA

आयकर विभाग

INCOME TAX DEPARTMENT

DEOKAR YUVRAJ ANKUSH

ANKUSH DAMODAR DEOKAR

09/04/1996

Permanent Account Number

CCTPD7208J



भारत सरकार

GOVT. OF INDIA



12/12/2014

MAHARASHTRA  
REGD NO. 710  
EXPIRY DATE  
GOVERNMENT OF INDIA

MAHARASHTRA  
REGD NO. 710  
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GOVERNMENT OF INDIA





भारत सरकार  
GOVERNMENT OF INDIA



नासीर इमाम सौदागर  
Nasir Imam Soudagar  
जन्म तारीख/DOB: 26/11/1972  
पुरुष/ MALE  
Mobile No: 9850207034

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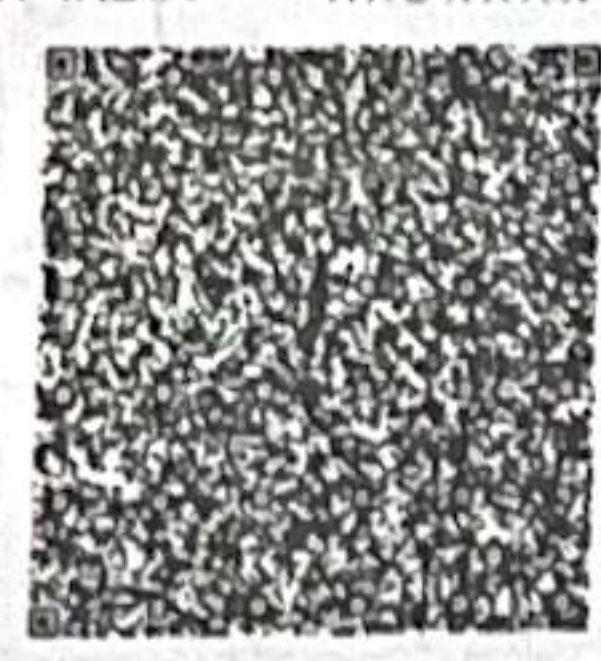
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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता:  
२४६ जनवाडी किलबिल स्कूल जवळ, पुणे, पुणे,  
महाराष्ट्र - 411016  
Address :  
246 janwadi near kilbil school,  
pune, Pune,  
Maharashtra - 411016







भारत सरकार



आधार



नासीर इमाम सौदागर

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INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KILBIL EDUCATION SOCIETY

09/05/1989

Permanent Account Number

AAATK7816J

Signature





गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ ]

प्लॉट नं. 556206

PIN : 14504449626

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 76/1अ/1

भूधारणा पध्दती :

भोगवटादार वर्ग -1

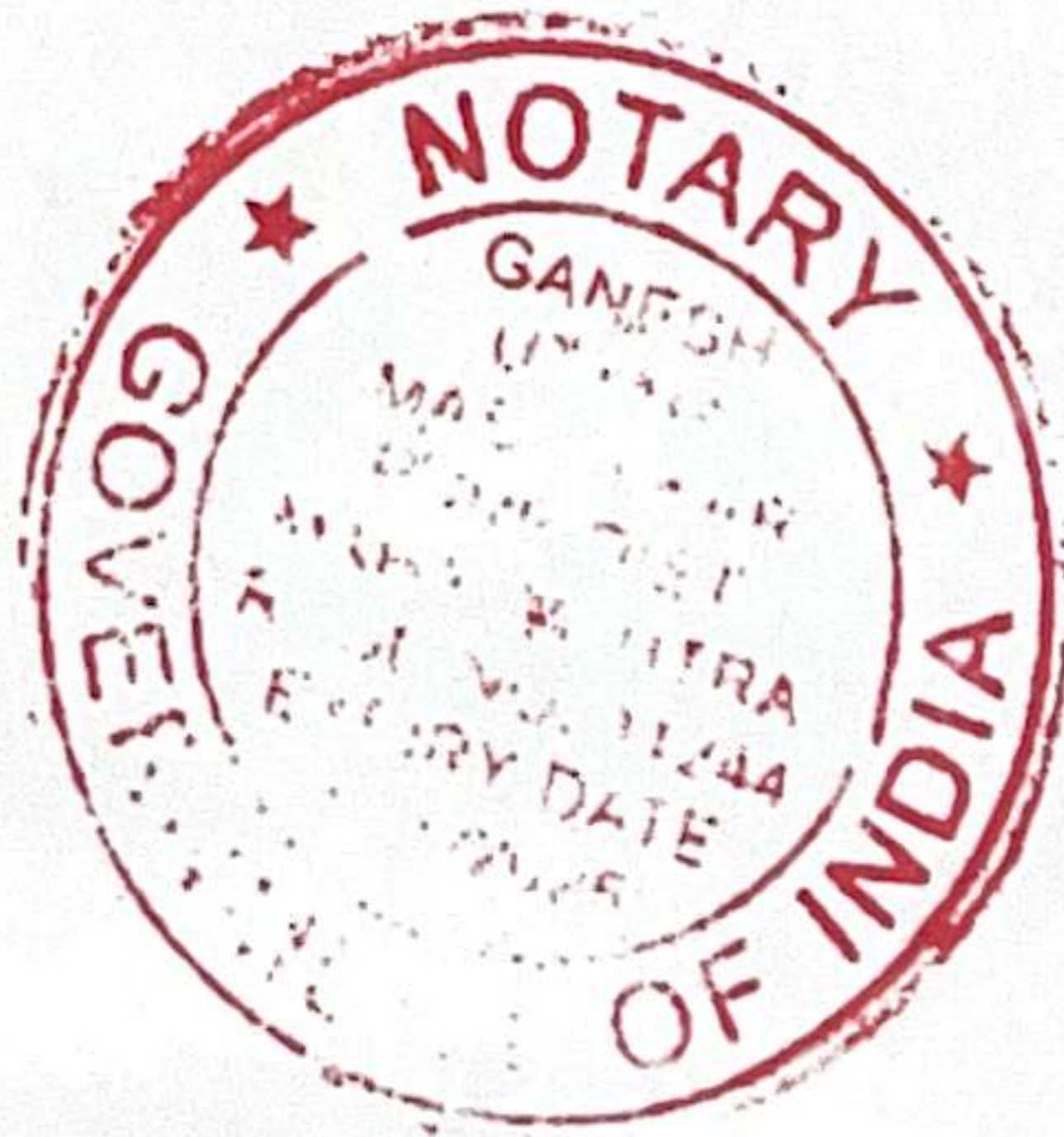
शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खात क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फ.फा.	
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पायत	0.57.50	[अमोदर लक्ष्मण देवकर अनिता अंकुश देवकर श्रियांका देवदत्त मोराडे श्रिती सोमनाथ करवंदे श्रद्धा किरण पवार • युवराज अंकुश देवकर सुदाम दामोदर देवकर अंकर दामोदर देवकर वत्सला गणपत सुतार सुशिला जगन्नाथ जाधव जनाबाई हनुमंत पवार मुक्ताबाई बाळासाहेब कुंजीर —सामाईक क्षेत्र—				(21950) (21950) (21950) (21950) (21950) (21950) (21950) (21950) (21950) (21950) (21950)	इतर अधिकार इतर बोजा - सहक भैरवनाथ रु 100000/- (1 इतर इतर [बोजा - सहक भैरवनाथ कुलकर्णी लि [बोजा - सहक [बैरवनाथ बल्लभ] (18933) बोजा - सहक श्री गणेश अंकर लोखंडे बोजा - सहक दिनांक 20 सतीश रामवं बोजा - सहक श्री गणेश उषा रणपिसे, [बोजा - सहक भैरवनाथ लिस्सा] (1947 [बैरवनाथ श्री गणेश 20258 )
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
(ब)							
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
(ब)							
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
(ब)							
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
(ब)							
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
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ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
(ब)							
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							
(अ)	0.01.00						
(ब)							
ब) पोटा-खराब क्षेत्र (लागवड अयोग्य)							



(२)	(३)	(४)	(५)	(६)	(७)	(८)
				आर. बी.मी	आर. बी.मी	
सरीप					0.0	

: • सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 6300.00/-	MH012299045202425E	09/12/2024
DHC	Rs. 300/-	1224095220617	09/12/2024
Registration Fee	Rs. 1000.00/-	MH012299045202425E	09/12/2024

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 09/12/2024 at PUNE

Between,

1) **Name:** Mr. Soudagar Nasir Imam, Age : About 47 Years, Occupation : Service, PAN : AWXPS0436M Residing at: Flat No:246, Block Sector:JANWADI, Road:KILBIL SCHOOL, JANWADI, Pune, Maharashtra, 411016

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) **Kilbil Education society** (Trust) Residing at: Flat No:246, Block Sector:JANWADI, Road:JANWADI MASJID, JANWADI, Pune, Maharashtra, 411016

through Authorized Signatory Mrs Rubiya Kumel Sayyed, Age : About 35 Years, Occupation : Service Residing at: Flat No:245, Floor No:-, Block Sector:JANWADI, Road:KILBIL SCHOOL, JANWADI, Pune, Maharashtra, 411016

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 01/12/2024 and ending on 30/11/2029, 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 01/12/2024 and ending on 30/11/2029

**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs.42000(Forty-Two 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) 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. 77/1/1, Built-up :5600 Square Feet, situated on the Floor of a Building known as 'SAUDAGAR HOUSE' standing on the plot of land bearing Survey Number :77/1/1, Road: PIMPALE GURAV, Location: PRABHAT NAGAR, PUNE -411061, of Village:Pimpale gurav ,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 Verified	Digitally signed
<p><b>Licensor</b>  <u>Mr. Soudagar Nasir Imam</u>  <b>Address:</b> Flat No:246, Block Sector:JANWADI,                      Road:KILBIL SCHOOL, JANWADI, Pune,                      Maharashtra, 411016</p>			Not Available
<p><b>Licensee</b>  <u>Kilbil Education society (Trust)</u>                      through her Authorized Signatory <u>Mrs Rubiya</u>  <u>Kumel Sayyed</u>  <b>Address:</b> Flat No:245, Floor No:-, Block                      Sector:JANWADI, Road:KILBIL SCHOOL,                      JANWADI, Pune, Maharashtra, 411016</p>			Not Available
<p><b>Witness of execution of all executants</b>  <u>Thorat Sudarshan</u>  <b>Address:</b> Block Sector:kothrud, Road:paud road                      , Pune, Pune, Maharashtra, 411038</p>			Not Required
<p><b>Witness of execution of all executants</b>  <u>Madane PRASHANT</u>  <b>Address:</b> Block Sector:GOKHALE NAGAR,                      Road:MAFCO, PUNE, Pune, Maharashtra,                      411016</p>			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/Ref No,Photo)	
<u>Licensor</u> Soudagar Nasir Imam	04/12/2024 08:19:40 PM	04/12/2024 08:20:40 PM	Nasir Imam Soudagar, Male, 1194534105968566272	
<u>licencee</u> Kilbil Education society through Authorized Signatory Mrs Rubiya Kumel Sayyed	05/12/2024 09:07:37 PM	05/12/2024 09:08:05 PM	Rubiya Kumel Sayyed, Female, 1275374319007457280	
<u>Identifier for all executants</u> Thorat Sudarshan	09/12/2024 11:17:43 AM	09/12/2024 11:18:01 AM	Sudarshan Pandit Thorat, Male, 1184160165186265088	
<u>Identifier for all executants</u> Madane PRASHANT	09/12/2024 11:52:24 AM	09/12/2024 11:52:44 AM	Prashant Ramchandra Madne, Male, 1167746126948360192	