

Village Name : Hadapsar

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.200000/-
- (3) Licence Fee Rs.50000/-
- (4) Property Description Corporation: Pune, Other details: Land+Building/Shed No:-, Building Name:Limra Multipurpose Education society, Block Sector:sayyad nagar lane no. 5/7A Hadapsar pune 411028, Road:Mohammadwadi, City:Hadapsar, District:Pune, Survey Number : 75, Leave and License Months:60
- (5) Area 15000 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Mrs Shaikh Afsana Nazim Age: 50 Address: Block Sector:Sayyad nagar hadapsar, Road:Mohammad wadi, City:Pune, District:Pune, State:Maharashtra, Pin:411028 PAN: FAGPS9637Q
- (8) Licensee Name and Address Trust: Limra multipurpose Education society Address: Block Sector:sayyed nagar hadapsar, Road:mohammadwadi, City:Pune, District:Pune, State:Maharashtra, Pin:411028 PAN: AAATL9862B through their Chairman Shaikh Nazim Mohammadyasin Age: 56; Address: Building Name:Pruthvi apt, Block Sector:near bhosale garden arunagar, Road:solapur, City:Pune, District:Pune, State:Maharashtra, Pin:411028 PAN: ATXPS2272E
- (9) Date of Execution 01/01/2025
- (10) Date of Registration 02/01/2025
- (11) Registration Number/Year 218/2025
- (12) Stamp Duty Rs.7750.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 8 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	<u>Rs. 7750.00/-</u>	<u>MH013573081202425E</u>	<u>01/01/2025</u>
DHC	<u>Rs. 300/-</u>	<u>0125016400996</u>	<u>01/01/2025</u>
Registration Fee	<u>Rs. 1000.00/-</u>	<u>MH013573081202425E</u>	<u>01/01/2025</u>

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 01/01/2025 at Pune

Between,

1) **Name:** Mrs Shaikh Afsana Nazim, Age : About 50 Years, PAN : FAGPS9637Q Residing at: Block Sector:Sayyad nagar hadapsar, Road:Mohammad wadi, Pune, Pune, Maharashtra, 411028

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

AND

1) **Limra multipurpose Education society** (Trust) Residing at: Block Sector:sayyed nagar hadapsar, Road:mohammadwadi, Pune, Pune, Maharashtra, 411028
through Chairman Mr. Shaikh Nazim Mohammadyasin, Age : About 56 Years, PAN: ATXPS2272E
Residing at: Building Name:Pruthvi apt, Block Sector:near bhosale garden arunagar, Road:solapur, Pune, Pune, Maharashtra, 411028

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

WHEREAS the Licenser 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 Licenser 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 01/09/2024 and ending on 31/08/2029, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser 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 01/09/2024 and ending on 31/08/2029

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 50000(Fifty Thousand Only) per month towards the compensation and Rs. 200000(Two Lakh Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.200000/-(Two Lakh Only)

4) 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.

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

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. -, Built-up :15000 Square Feet, situated on the Floor of a Building known as 'Limra Multipurpose Education society' standing on the plot of land bearing Survey Number :75,Road: Mohammadwadi, Location: sayyad nagar lane no. 5/7A Hadapsar pune 411028, of Village:Hadapasar,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune 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
<u>Licensor</u> Mrs Shaikh Afsana Nazim Address: Block Sector:Sayyad nagar hadapsar, Road:Mohammad wadi, Pune, Pune, Maharashtra, 411028			Not Available
<u>Licensee</u> Limra multipurpose Education society (Trust) through his Chairman Mr. <u>Shaikh Nazim</u> <u>Mohammadyasin</u> Address: Building Name:Pruthvi apt, Block Sector:near bhosale garden arunagar, Road:solapur, Pune, Pune, Maharashtra, 411028			Not Available
<u>Witness of execution of all executants</u> <u>Shaikh Mohammad Muzammil</u> Address: Block Sector:gulam ali nagar, Road:mohammadwadi, Pune, Pune, Maharashtra, 411028			Not Required
<u>Witness of execution of all executants</u> <u>Shaikh Mohammad Mudassir</u> Address: Block Sector:gulam ali nagar, Road:mohammadwadi, Pune, Pune, Maharashtra, 411028			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)	
Licensor Mrs Shaikh Afsana Nazim	01/01/2025 10:55:23 AM	01/01/2025 10:55:30 AM	Afsana Nazim Shaikh, Female, 1323884788902813696	
licencee Limra multipurpose Education society through Chairman Shaikh Nazim Mohammadyasi n	01/01/2025 10:51:38 AM	01/01/2025 10:51:47 AM	Nazim Mohammadyasin Shaikh, Male, 1323883854755876864	
identifier for all executants Shaikh Mohammad Muzammil	01/01/2025 10:58:55 AM	01/01/2025 11:02:20 AM	Mohammad Muzammil Nazim Shaikh, Male, 1323886509465096192	
identifier for all executants Shaikh Mohammad Mudassir	01/01/2025 11:05:33 AM	01/01/2025 11:06:05 AM	Mohammad Mudassir Nazim Shaikh, Male, 1323887451363106816	









CELEBRATING



महाराष्ट्र MAHARASHTRA

© 2024 ©

DE 578361

3108721 3 MAR 2025 500/-

प्रकार..... फक्त प्रतिज्ञापत्र
रत नोंदणी करणार आहेत का ? होय/नाही.

पक्षकतीचे वर्णन.....

दिकत घेणाऱ्याचे नांव नाझीम शेख

पत्ता..... हडपसर, पुणे

दुसऱ्या पक्षकाराचे नांव.....

स्ते व्यक्तीचे नांव व पत्ता.....

दिकत घेणाऱ्याची राहणी

अ) कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करण्यापासून ६ महिन्यात बाबतचे बंधनकारक आहे.

किरण देवराज लडकत
धरणास २२०९९२५
४३९, सीमवार रोड, पुणे-४९



मी. सौ, अफसाना नाझीम शेख
सय्यद नगर, हडपसर, पुणे.
(लिहून देणार)

सय्यद नगर सर्वे नंबर ७५ मधील मी माझ्या स्वतःच्या मालकीची ८००० स्के.फूट शाळेला लागून असलेली मोकळी जमीन विद्यार्थ्यांच्या क्रीडांगणा साठी लिमरा मल्टीपरपझ एज्युकेशन सोसायटी चे न्यू इंग्लिश स्कूल सय्यद नगर, हडपसर यांना दिली असून माझी याला कसलीही हरकत नाही.

श्री. नाझीम मो. शेख

अध्यक्ष. लिमरा मल्टीपरपझ एज्युकेशन सोसायटी, हडपसर.

(लिहून घेणार)



[Handwritten signature]



[Handwritten signature]

PRESIDENT
LIMRA MULTIPURPOSE
EDUCATION SOCIETY,
RUNE