

**Index -2****Village Name : Kothrud**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.2386000/-
(3) Licence Fee	a) Rs. 54000/- per month for the first 12 months, b) Rs. 56000/- per month for the next 12 months, c) Rs. 58000/- per month for the next 12 months, d) Rs. 60000/- per month for the next 12 months, e) Rs. 62000/- per month for the next 12 months.
(4) Property Description	Corporation: Pune, Other details: Land+Building/Shed No:Bungalow-1, Floor No:Ground+3, Building Name:Dhadiwal Bungalow-No-1, Block Sector:Gadiya Estate,Kothrud,411038, Road:Paud Road, City:Kothrud, District:Pune, Parking:40.26 Square Meter, Gallery:40.98 Square Meter, Survey Number : 81/6, Leave and License Months:60
(5) Area	394.72 Square Meter
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Dhadiwal Suresh Zumbarlal Age: 62 Address: Flat No:B-2, Building Name:Karan Residency, Block Sector:Near Ramkrishna Karyalaya, Road:Navecha Road, City:Pune, District:Pune, State:Maharashtra, Pin:411061 PAN: AAEHD0927P
(8) Licensee Name and Address	Trust: Vasundhara institute of education And Social Welfare Address: Block Sector:27/1-B Erandvana, Road:Gulwani Maharaj Road, City:Pune, District:Pune, State:Maharashtra, Pin:411004 PAN: AABTV0879P through their Trustee Birari Abhay Dattatray Age: 62; Address: Flat No:A-502, Floor No:5, Building Name:Pinnacle -Kalpataru, Block Sector:Behind IDBI Bank, Road:Gulavani Maharaj Road, City:Pune, District:Pune, State:Maharashtra, Pin:411004 PAN: AABTV0879P
(9) Date of Execution	07/04/2021
(10) Date of Registration	09/04/2021
(11) Registration Number/Year	6467/2021
(12) Stamp Duty	Rs.11682.50/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-





Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 11682.50/-	MH000322083202122E	08/04/2021
Registration Fee	Rs. 1000/-	MH000322083202122E	08/04/2021

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 07/04/2021 at Pune

Between,

1) **Name:** Mr. Dhadiwal Suresh Zumbarlal, Age : About 62 Years, Occupation : Any Other, PAN : AAEHD0927P Residing at: Flat No:B-2, Building Name:Karan Residency, Block Sector:Near Ramkrishna Karyalaya, Road:Navecha Road, Pune, Pune, Maharashtra, 411061

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) **Vasundhara institute of education And Social Welfare** (Trust) Residing at: Block Sector:27/1-B Erandvana, Road:Gulwani Maharaj Road, Pune, Pune, Maharashtra, 411004 through Trustee Mr. Birari Abhay Dattatray, Age : About 62 Years, Occupation : Any Other, PAN: AABTV0879P Residing at: Flat No:A-502, Floor No:5, Building Name:Pinnacle -Kalpataru, Block Sector:Behind IDBI Bank, Road:Gulavani Maharaj Road, Pune, Pune, Maharashtra, 411004

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 01/04/2021 and ending on 31/03/2026, 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 Licenser 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 01/04/2021 and ending on 31/03/2026

**2) License Fee & Deposit:** That the Licensee shall pay to the Licenser the following amount per month towards the compensation for the use of the said Licensed premises.

- a) Rs. 54000/- (Fifty-Four Thousand Only) per month for the first 12 months,
- b) Rs. 56000/- (Fifty-Six 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. 60000/- (Sixty Thousand Only) per month for the next 12 months,
- e) Rs. 62000/- (Sixty-Two 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 Licenser Rs. 2386000 interest free refundable deposit, for the use of the said Licensed premises.





**3) Payment of Deposit:** 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 518177, dated – 08/04/2001 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.50000/-(Fifty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 669878, dated – 11/05/2002 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.25000/-(Twenty-Five Thousand Only) 3] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 635431, dated – 29/05/2002 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.25000/-(Twenty-Five Thousand Only) 4] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 776241, dated – 23/06/2005 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.130000/-(One Lakh Thirty Thousand Only) 5] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 123764, dated – 28/08/2007 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.100000/-(One Lakh Only) 6] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 923765, dated – 03/11/2011 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.170000/-(One Lakh Seventy Thousand Only) 7] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 106609, dated – 30/08/2014 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.100000/-(One Lakh Only) 8] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 136262, dated – 30/11/2014 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.50000/-(Fifty Thousand Only) 9] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 194476, dated – 11/06/2015 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.50000/-(Fifty Thousand Only) 10] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 194611, dated – 11/07/2015 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.36000/-(Thirty-Six Thousand Only) 11] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 136158, dated – 10/08/2015 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.50000/-(Fifty Thousand Only) 12] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.100000/-(One Lakh Only) 13] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 425269, dated – 06/04/2019 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.1000000/-(Ten Lakh Only) 14] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 453035, dated – 17/05/2019 , drawn on the Licensee's Banking Account with Idbi Bank, Ganeshnagar Pune Branch. Amount Rs.500000/-(Five 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 Licenser.

**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 Licenser 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 Licenser 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 Licenser.

**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 Licenser shall on reasonable notice given by the Licenser 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 Licenser 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 Licenser 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 Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.





**12) Miscellaneous:** The licensee shall use the building and open space for running their educational and social activity of the trust only. 2. The licensor shall not ask or compel to the licensee to vacate the premises before expiry of the period of leave and license i.e before 31 March 2026 but in the event the licensee desire to vacate the Premises or terminate the agreement under the leave and license he shall give one month Notice to the licensor. 3. The licensee shall bear the cost of all minor repairs and replacement of water connection and electric fitting and plumbing charges etc, which are required for the convenient occupation of the premises. If the premises require any major repairs, the licensee shall initiate the same to the licensor and the licensor will carry out such repairs within a reasonable time at his cost and expense. The licensor shall not in any event be responsible or liable for any loss or damage to any goods or property of the licensee whatsoever be the cause of such loss or damage

**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







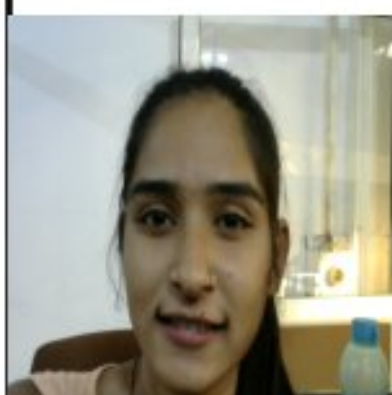

(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. Bungalow-1, Built-up :394.72 Square Meter, Parking:40.26 Square Meter, Gallery:40.98 Square Meter situated on the Ground+3 Floor of a Building known as 'Dhadiwal Bungalow-No-1' standing on the plot of land bearing Survey Number :81/6, Road: Paud Road, Location: Gadiya Estate, Kothrud, 411038, of Village: Kothrud, 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 Image	Digitally signed
<b>Licensors</b> <u>Mr.Dhadiwal Suresh Zumbarlal</u> <b>Address:</b> Flat No:B-2, Building Name:Karan Residency, Block Sector:Near Ramkrishna Karyalaya, Road:Navecha Road, Pune, Pune, Maharashtra, 411061			Not Available
<b>Licensee</b> <u>Vasundhara institute of education And Social Welfare (Trust)</u> through his Trustee Mr. <u>Birari Abhay Dattatray</u> <b>Address:</b> Flat No:A-502, Floor No:5, Building Name:Pinnacle -Kalpataru, Block Sector:Behind IDBI Bank, Road:Gulavani Maharaj Road, Pune, Pune, Maharashtra, 411004			Not Available
<b>Witness of execution of all executants</b> <u>Vedre Pranali</u> <b>Address:</b> Block Sector:Nanded City, Road:Sinhgad Road, Pune, Pune, Maharashtra, 411041			Not Required
<b>Witness of execution of all executants</b> <u>Sarkar Pooja</u> <b>Address:</b> Block Sector:Nanded City, Road:Sinhgad Road, Pune, Pune, Maharashtra, 411041			Not Required

### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiors 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)	
<b>Licensor</b> Dhadiwal Suresh Zumbarlal	07/04/2021 03:25:16 PM	07/04/2021 03:25:45 PM	Suresh Zumbarlal Dhadiwal, Male, XXXX XXXX 6790	
<b>licencee</b> Vasundhara Institute of Education And Social Welfare through Trustee Birari Abhay Dattatray	07/04/2021 03:28:05 PM	07/04/2021 03:28:45 PM	Abhay Dattatray Birari, Male, XXXX XXXX 5660	
<b>Identifier for all executants</b> Vedre Pranali	07/04/2021 05:31:54 PM	07/04/2021 05:33:11 PM	Pranali Vasant Vedre, Female, XXXX XXXX 1074	
<b>Identifier for all executants</b> Sarkar Pooja	07/04/2021 05:38:36 PM	07/04/2021 05:39:01 PM	Pooja Narayan Sarkar, Female, XXXX XXXX 8766	





527/6467/2021	Registration No. :39M	6:45 PM
<b>Receipt</b>		
Village Name: <b>Kothrud</b>	Receipt No.:6748	Date: 09/04/2021
Document No.: <b>HVL26/6467/2021</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Dhadiwal Suresh Zumbarlal</b>		
	Registration Fee:	<b>1000.00</b>
	Total:	<b>1000.00</b>
Leave and Licenses Agreement executed by presentor and Birari Abhay Dattatray is received for registration.		
<b>Joint S.R. Haveli 26</b>		
Stamp duty of Rs. <b>11682.50/-</b> is paid by GRN <b>MH000322083202122E</b> on <b>08/04/2021</b> Registration fee of Rs. <b>1000/-</b> is paid by GRN <b>MH000322083202122E</b> on <b>08/04/2021</b>		
<b>For Information:-</b> The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		



Joint S.R. Haveli 26