

29/03/2025

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SroName : Joint S.R. Haveli 19

Doc No. : 7652/2025

Regn:63m

Village Name : Wagholi (avhalwadi)

Leave and Licenses(36 A)

Rs.1000/-

Corporation: Pune, Other details: Shop No:Shop no.18&19, Community Hall, Hospital, Staircase, Floor No:Ground and First, Building Name:Kamal Complex, Block Sector:Wagholi, Pune, Road:nagar, City:Wagholi (avhalwadi) , District:Pune, GAT NUMBER : 1420, Leave and License Months:60

4168.05 Square Meter

Name: Jadhavrao Ramchandra Udaysinh Age: 70 Address: Building Name:Survey No. 53/2, Amrut- Tara, Block Sector:Near Sangamwadi Bridge, Road:Sangamwadi , City:Pune, District:Pune, State:Maharashtra, Pin:411003 PAN: AAXPJ2053K

Trust: Shree pragati educational society - Address: Building Name:R U JADHAVRAO, 2/1093/07, GAT NO. 1420, Block Sector:WAGHOLI, Road:WAGHOLI, City:PUNE, District:Pune, State:Maharashtra, Pin:412207 PAN: APTS3702C through their P.O.A Mrs Jadhavrao Asmita Ramchandra Age: 62; Address: Building Name:Survey no. 53/2, Amrut- Tara, Block Sector:near Sangamwadi Bridge, Road:Sangamwadi, City:Pune, District:Pune, State:Maharashtra, Pin:411003 PAN: AIIPJ4085G

- (1) Article
- (2) Deposit
- (3) Licence Fee
- (4) Property Description
- (5) Area
- (6) Assessment or Judi
- (7) Licensor Name and Address
- (8) Licensee Name and Address
- (9) Date of Execution
- (10) Date of Registration
- (11) Registration Number/Year
- (12) Stamp Duty
- (13) Registration Fee
- (14) Remark

20/03/2025

29/03/2025


7652/2025

Rs.170.00/-

Rs.1000.00/-

Thumb Impression of Joint S.R. Haveli 19 :



396/7652/2025	Registration No. :39M	6:32 PM
Receipt		
Village Name: Wagholi (avhalwadi)	Receipt No.:8342	Date: 29/03/2025
Document No.: HVL19/7652/2025		
Document Type :Leave and Licenses(36 A)		
Presenter Name: Jadhavrao Ramchandra Udaysinh		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presenter and Mrs Jadhavrao Asmita Ramchandra is received for registration.		
Joint S.R. Haveli 19		
Stamp duty of Rs.150.00/- is paid by GRN MH018006305202425U on 18/03/2025		
Stamp duty of Rs.10.00/- is paid by GRN MH018013388202425U on 18/03/2025		
Stamp duty of Rs.10.00/- is paid by GRN MH018013388202425U on 18/03/2025		
Document Handling Charges of Rs.300/- is paid by PRN 0325193003366 on 18/03/2025		
Registration fee of Rs.1000.00/- is paid by GRN MH018006305202425U on 18/03/2025		
Thumb Impression of Joint S.R. Haveli 19 : 		
For Information:- 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.		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 150.00/-	MH018006305202425U	18/03/2025
Stamp Duty	Rs. 10.00/-	MH018013388202425U	18/03/2025
Stamp Duty	Rs. 10.00/-	MH018013388202425U	18/03/2025
DHC	Rs. 300/-	0325193003366	19/03/2025
Registration Fee	Rs. 1000.00/-	MH018006305202425U	18/03/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 20/03/2025 at PUNE
Between,

1) **Name:** Mr. Jadhavrao Ramchandra Udaysinh, Age : About 70 Years, Occupation : Agriculture,
PAN : AAXPJ2053K, Email-id: maitreyi.jkg@gmail.com Residing at: Building Name: Survey No.
53/2, Amrut- Tara, Block Sector: Near Sangamwadi Bridge, Road: Sangamwadi, Pune, Pune,
Maharashtra, 411003

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) **Shree pragati educational society - (Trust)** Residing at: Building Name: R U JADHAVRAO,
2/1093/07, GAT NO. 1420, Block Sector: WAGHOLI, Road: WAGHOLI, PUNE, Pune, Maharashtra,
412207

through Authorized Signatory Mrs Jadhavrao Asmita Ramchandra, Age : About 62 Years,
Occupation : Business, PAN: AIIPJ4085G, Email-id: maitreyi.jkg@gmail.com Residing at: Building
Name: Survey no. 53/2, Amrut- Tara, Block Sector: near Sangamwadi Bridge, Road: Sangamwadi,
Pune, Pune, Maharashtra, 411003

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 01/03/2025 and ending on 28/02/2030, 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 01/03/2025 and ending on 28/02/2030

2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 1000 (One 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 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 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 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.

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 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.

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 Licenser.








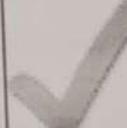


SCHEDULE I

(Being the correct description of premise Shop which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Shop No. Shop no.18&19, Community Hall, Hospital, Staircase, Built-up :4168.05 Square Meter, situated on the Ground and First Floor of a Building known as 'Kamal Complex' standing on the plot of land bearing GAT NUMBER :1420, Road: nagar, Location: Wagholi, Pune, of Village:Wagholi (avhalwadi), 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
Licensor <u>Mr. Jadhavrao Ramchandra Udaysinh</u> Address: Building Name: Survey No. 53/2, Amrut- Tara, Block Sector: Near Sangamwadi Bridge, Road: Sangamwadi, Pune, Pune, Maharashtra, 411003			Not Available
Licensee <u>Shree pragati educational society - (Trust)</u> <u>through her Authorized Signatory Mrs Jadhavrao Asmita Ramchandra</u> Address: Building Name: Survey no. 53/2, Amrut- Tara, Block Sector: near Sangamwadi Bridge, Road: Sangamwadi, Pune, Pune, Maharashtra, 411003			Not Available
Witness of execution of all executant <u>Ramchandra Udaysinh Jadhavrao</u> <u>Gajamal Chandrakant Krishna</u> Address: Flat No: 21, Building Name: Om Siddhi Apartments, Block Sector: Narhe, Road: Zeel Chowk, Pune, Pune, Maharashtra, 411041			Not Required
Witness of execution of all executants <u>Kakdaki Sangita Guruppa</u> Address: Flat No: 53/2, Building Name: Amrut Tara, Block Sector: Sangamwadi, Road: Sangamwadi new bridge, Pune, Pune, Maharashtra, 411003			Not Required
Witness of execution of all executants <u>Gaikwad Amit Anant</u> Address: Flat No: 18, Building Name: Ujjwal Terrace, Block Sector: Wadgaon Dhayari, Road: Shiv medico Wadgaon Dhayari, 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 identifies 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> Jadhavrao Ramchandra Udaysinh	28/03/2025 06:37:55 PM	28/03/2025 06:39:17 PM	Ramchandra Udaysinh Jadhavrao, Male, 1202585622311100416	
<u>Licencee</u> Shree pragati educational society - through Authorized Signatory Mrs Jadhavrao Asmita Ramchandra	27/03/2025 12:48:00 PM	27/03/2025 12:49:37 PM	Asmita Ramchandra Jadhavrao, Female, 1336217395854397440	
<u>Identifier for all</u> <u>executants</u> Kakdaki Sangita Guruppa	26/03/2025 06:17:24 PM	26/03/2025 06:19:35 PM	Sangita Guruppa Kakdaki, Female, 1311491724167110656	
<u>Identifier for all</u> <u>executants</u> Gaikwad Amit Anant	26/03/2025 06:10:47 PM	26/03/2025 06:13:14 PM	Amit Anant Gaikwad, Male, 1354435530302509056	
<u>Identifier for all</u> <u>executants</u> Gajamal Chandrakant Krishna	26/03/2025 06:16:19 PM	26/03/2025 06:16:59 PM	Chandrakant Krishna Gajamal, Male, 1354436471655260160	





PUNE PUBLIC SCHOOL

Kamalbaug, behind Shangrila Restaurant, Wagholi, Pune - 412207

Date: 08/02/2025

TO WHOMSOEVER IT CONCERNS

We, the undersigned Trustees of SHREE PRAGATI EDUCATIONAL SOCIETY, duly registered under Registration no.- F45481/Pune, hereby authorize Chairman of the Trust- **Mrs. Asmita Ramchandra Jadhavrao**, holding Adhar Card No.- 499862654568, Age-62 years, Residing at- 53/2, Amrut-Tara, Sangamwadi, Khadki, Pune-411003 to act on behalf of the Trust for the purpose of execution and registration of the "Leave and License Agreement" with respect to Property situated at Kamalbag Society, Gat no. 1420, Wagholi, Taluka- Haveli, District- Pune totally admeasuring area of 4249.58 Sq. Mtr given by Mr. Ramchandra Udaysinh Jadhavrao to Shree Pragati Educational Society's Pune Public School for use of educational purpose.

As the Chairman of the Trust, Mrs. Asmita Ramchandra Jadhavrao is fully empowered to sign, execute, Present and complete all necessary formalities related to the registration of the said document. Any actions taken by Mrs. Asmita Ramchandra Jadhavrao in this regard shall be deemed valid and binding on the Trust.

Mrs. V.S. Oak

TRUSTEE NO.1

R. V. Jadhavao

TRUSTEE NO.2

Mrs. A.R. Jadhavao

CHAIRMAN

