













| 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 Totlani Pravin Basant | 02/09/2020 05:30:58 PM | 02/09/2020 05:31:35 PM | Pravin Basant Totlani, Male, XXXX XXXX 8889 |  |
| licencee Thanwardas dayaram educational and Social welfare Trust through Authorized Signatory Mrs Totlani Anita Basant | 02/09/2020 05:42:05 PM | 02/09/2020 05:43:00 PM | Anita Basant Totlani, Female, XXXX XXXX 6823 |  |
| Identifier for all executants Patil Arun | 10/09/2020 05:25:43 PM | 10/09/2020 05:26:00 PM | Arun Dinkar Patil, Male, XXXX XXXX 6498 |  |
| Identifier for all executants Thorat Vishal | 03/09/2020 07:53:59 PM | 03/09/2020 07:54:12 PM | Vishal Nanaso Thorat, Male, XXXX XXXX 9387 |  |


Head Mistress
 B. T. Memorial Eng. Med. School
 Kalewadi, Pune-411 017.



| Name & Address | Photo | Thumb Image | Digitally signed |
|--|---|---|------------------|
| Licenser <u>Mr. Totlani Pravin Basant</u> Address: Flat No:401, Building Name:Shreyas Citation , Block Sector:Opp Beverly Hills Society, Road:Pan Card Club Road, Baner, Pune, Maharashtra, 411045 |  |  | Not Available |
| Licensee <u>Thanwardas dayaram educational and Social welfare Trust (Trust)</u> through her Authorized Signatory <u>Mrs Totlani Anita Basant</u> Address: Flat No:/ Plot No. 127, Building Name:Monika Banglow, Block Sector:Opp Sadhu Vaswani Garden, Road:., Pimpri, Pune, Maharashtra, 411017 |  |  | Not Available |
| Witness of execution of all executants <u>Patil Arun</u> Address: Block Sector:., Road:., Rethare Dharan, Sangli, Maharashtra, 415407 |  |  | Not Required |
| Witness of execution of all executants <u>Thorat Vishal</u> Address: Block Sector:., Road:., Ond, Satara, Maharashtra, 415111 |  |  | Not Required |

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiere 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.



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 01/06/2020 and ending on 31/05/2025

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 2000000(Two Lakh Only) per month towards the compensation and Rs. 1000000(Ten 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 Cheque/NEFT/RTGS No. 309744, dated – 01/09/2020 , drawn on the Licensee's Banking Account with Other than the list Bank, COSMOS BANK pimpri Branch. Amount Rs. 1000000/- (Ten 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 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.



- 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 01/06/2020 and ending on 31/05/2025
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- 3) Payment of Deposit:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 309744, dated – 01/09/2020 , drawn on the Licensee's Banking Account with Other than the list Bank, COSMOS BANK pimpri Branch. Amount Rs. 1000000/- (Ten 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 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.



| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|----------------|--------------------|------------|
| Stamp Duty | Rs. 31250.00/- | MH004589645202021E | 21/09/2020 |
| Registration Fee | Rs. 1000/- | MH004589645202021E | 21/09/2020 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 21/09/2020 at PUNE

Between,

1) **Name:** Mr. Totlani Pravin Basant, Age : About 37 Years, Occupation : Business, PAN : AFBPT2256F Residing at: Flat No:401, Building Name:Shreyas Citation , Block Sector:Opp Beverly Hills Society, Road:Pan Card Club Road, Baner, Pune, Maharashtra, 411045

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) **Thanwardas dayaram educational and Social welfare Trust**(Trust) Residing at: Block Sector:., Road:kalewadi Rahatani Road, Kalewadi, Pune, Maharashtra, 411017 through Authorized Signatory Mrs Totlani Anita Basant, Age : About 58 Years, Occupation : Any Other Residing at: Flat No:/ Plot No. 127, Building Name:Monika Banglow, Block Sector:Opp Sadhu Vaswani Garden, Road:., Pimpri, 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 01/06/2020 and ending on 31/05/2025, 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:-

