

Agreement of
Old Building Renewal
01/07/2022 To 30/06/2025



CHALLAN
MTR Form Number-6



GRN	MH011264518202223E	BARCODE	Date 27/11/2022-20:11:53		Form ID 36A
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name	HVL7_HAVELI 7 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AAATS4520R	
Location	PUNE		Full Name	Sarathi Shikshan Prasarak Mandals Phoenix English School	
Year	2022-2023 One Time		Flat/Block No.	Survey No.9, Old Building	
Account Head Details	Amount In Rs.	Premises/Building			
0030046401 Stamp Duty	14560.00	Road/Street	Kharadi Road, Tukaram Nagar, Kharadi		
0030063301 Registration Fee	1000.00	Area/Locality	Pune		
		Town/City/District			
		PIN	4 1 1 0 1 4		
		Remarks (If Any)	PAN2=ACYPJ0866H--SecondPartyName=Mrs Indumati Suresh Jagtap-		
		Amount In	Fifteen Thousand Five Hundred Sixty Rupees Only		
		Words			
	15,560.00				
Payment Details	UNION BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	02901792022112741461		514101019
Cheque/DD No.	Bank Date	RBI Date	27/11/2022-20:12:38		Not Verified with RBI
Name of Bank	Bank-Branch		UNION BANK OF INDIA		
Name of Branch	Scroll No. , Date		1 , 29/11/2022		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	eRegistration/21843/2022	0005630161202223	29/11/2022-19:32:58	IGR567	1000.00
2	eRegistration/21843/2022	0005630161202223	29/11/2022-19:32:58	IGR567	14560.00
Total Defacement Amount					15,560.00

527/21843/2022	Registration No. :39M	7:33 PM
Receipt		
Village Name: Kharadi (pune Mahapalikemadhye Samavishta)	Receipt No.:22752	Date: 29/11/2022
Document No.: HVL26/21843/2022		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Suresh Baburao Jagtap		
	Registration Fee:	1000.00
	Total:	1000.00
<p>Leave and Licenses Agreement executed by presentor and Mrs Indumati Suresh Jagtap Mrs Madhura Mahesh Jagtap is received for registration.</p>		
Joint S.R. Haveli 26		
<p>Stamp duty of Rs.14556.80/- is paid by GRN MH011264518202223E on 27/11/2022 Registration fee of Rs.1000/- is paid by GRN MH011264518202223E on 27/11/2022</p>		
<p>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.</p>		



Joint S.R. Ha



सारथी शिक्षण प्रसारक मंडळ

स. नं. २०/१, धुंदावन सोसायटी, राघोबा पाटील नगर, खराडी, पुणे - ४११ ०१४.
फोन : ०२०-४२७६०९५२२२/२३/२६(P) E-mail : sspmkharadi@gmail.com

नोंदणी क्रमांक : महाराष्ट्र ७४०३ / ९३ व एक ८४५५ / ९३ / पुणे

संस्थापक - सुरेश जगताप

दिनांक : 25/11/2022

जा. क्र. : 24-2022-2023

Authority Letter

To Whom so ever it may Concern

We here by authorize Mrs. Madhura Mahesh Jagtap whose Aadhar No. is 958841152547 on behalf of Sarathi Shikshan Prasarak Mandal, Kharadi, Pune To sign execute and submit the execution of leave and license agreement and to appear for the registration of the leave and license agreement for the property described as 1) Sarathi English Medium School 2) Phoenix English Medium School, Tukaram nagar (New Building) 3) Phoenix English Medium School, Tukaram nagar (Old Building) and to do any act deed or things as may be necessary to complete the registration of leave and license agreement in the manner require by law.

Sarathi Shikshan Prasarak Mandal.

PAN : AAATS4520R

सारथी शिक्षण प्रसारक मंडळ

खराडी पुणे १४

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 14556.80/-	MH011264518202223E	27/11/2022
Registration Fee	Rs. 1000/-	MH011264518202223E	27/11/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 26/11/2022 at Pune

Between,

1) **Name:** Mrs Indumati Suresh Jagtap, Age : About 65 Years, Occupation : Housewife, PAN : ACYPJ0866H Residing at: Flat No:/ SR.No. 20/1, Building Name:Shri Sugandh, Block Sector:Vrundavan Society , Raghoba Patil Nagar, Road:Near Mundhva Bridge, Kharadi , Pune, Maharashtra, 411014

2) **Name:** Mr.Suresh Baburao Jagtap, Age : About 75 Years, Occupation : Retired government officer, PAN : AAUPJ2188C Residing at: Flat No:/ Survey No - 20 / 1, Building Name:Shri Sugandh, Block Sector:Vrundavan Society , Raghoba Patil, Road:Near Mundhva Bridge, Kharadi , Pune, Maharashtra, 411014

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

AND

1) **Sarathi Shikshan Prasarak Mandal Phoenix English School(Trust)** Residing at: Block Sector:Tukaram Nagar, Road:Kharadi Road, Kharadi , Pune, Maharashtra, 411014 through Authorized Person Mrs Madhura Mahesh Jagtap, Age : About 43 Years, Occupation : Service Residing at: Block Sector:Vrundavan Society , Raghoba Patil Nagar, Road:Near Mundhva Bridge, Kharadi , Pune, Maharashtra, 411014

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

WHEREAS the Licensors are 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 Licensors with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/07/2022 and ending on 30/06/2025, on terms and subject to conditions hereafter appearing

AND WHEREAS the Licensors has 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 Licensors 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 36 Months commencing from 01/07/2022 and ending on 30/06/2025

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

- a) Rs. 149765/- (One Lakh Forty-Nine Thousand Seven Hundred and Sixty-Five Only) per month for the first 12 months,
- b) Rs. 160248/- (One Lakh Sixty Thousand Two Hundred and Forty-Eight Only) per month for the next 12 months,
- c) Rs. 171465/- (One Lakh Seventy-One Thousand Four Hundred and Sixty-Five 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 Licensor Rs. 150000 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. 877445, dated – 24/07/2014, drawn on the Licensee's Banking Account with Pune district central co-op bank Ltd Bank, Keshavnagar, Pune Branch. Amount Rs. 100000/- (One Lakh Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 600206, dated – 25/06/2019, drawn on the Licensee's Banking Account with Pune district central co-op bank Ltd Bank, Keshavnagar, 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. 600207, dated – 25/06/2019, drawn on the Licensee's Banking Account with Pune district central co-op bank Ltd Bank, Keshavnagar, Pune Branch. Amount Rs. 25000/- (Twenty-Five Thousand 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 Licensors.

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 Licensors 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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by 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 Licensors 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 Licensors 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors 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: A - The above said premises details are as Survey No 9 1250 SQ.FT.ON OR TOWARDS EAST: OCCUPIED ROAD, ON OR TOWARDS WEST :- OCCUPIED ROAD, ON OR TOWARDS NORTH:PROPERTY OF MR.SHABNAM ANAND, ON OR TOWARDS SOUTH:PROPERTY OF MR. PATHARE. B - The above said premise having 5 Rooms of 22 By 14, SQ.FT. and 2 Rooms of 15 By 12 SQ.FT. each for office and Principal office only. C - Terrace hall of 24 By 15 SQ.FT on first floor. D - On the west side of the first floor hall of 22 By 15 SQ.FT.besides this hall 1 computer room of 12 By 8 SQ.FT and 12 By 10 SQ.FT class room.And outside of class room 14 By 11 SQ.FT, Open space for children,Library room of 12 By 18 SQ.FT and beside library room 18 By 12 SQ.FT hall and toilet room. E - Also on second floor terrace hall of 24 By 24 SQ.FT beside this hall terrace shed hall of 22 By 22 SQ.FT with bathroom and toilet. F - And the open space of 1250 SQ.FT. on ground floor is given to be used as playground purpose. G - Whereas the Licensee has taken above said premise of Licensor for the school named as



Phoenix English Medium School only. H - The Licensee agrees and undertakes to maintain the said premises in good order and condition and shall carry out all the repairs and works so as to maintain and keep the said premises use worthy and shall use their best endeavor to protect the said premise from natural hazards. It is agreed between the parties that all structural and maintenance shall be at the cost of Licensee. I - The Licensor shall not be responsible or liable for any theft, loss, destruction or damages to any property, article or things the licensee in the said licensed premises nor any bodily injury or harm to any person in the said premises from any cause whatsoever. J - The licensor shall refund security deposit after receiving vacant, peaceful possession of the said premise, the previous month rent amount and electrical charges if any.

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.











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. OLD BUILDING, Built-up :4000 Square Feet, situated on the GROUND AND FIRST Floor of a Building known as 'PHOENIX ENGLISH MEDIUM SCHOOL' standing on the plot of land bearing Survey Number :9, Road: KHARADI ROAD, Location: TUKARAM NAGAR, KHARADI, PUNE : 411014, of Village:Kharadi (pune mahapalikemadhye samavishta), 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
Licensors Mrs Indumati Suresh Jagtap Address: Flat No:/ SR.No. 20/1, Building Name:Shri Sugandh, Block Sector:Vrundavan Society , Raghoba Patil Nagar, Road:Near Mundhva Bridge, Kharadi , Pune, Maharashtra, 411014			Not Available
Licensors Mr.Suresh Baburao Jagtap Address: Flat No:/ Survey No - 20 / 1, Building Name:Shri Sugandh, Block Sector:Vrundavan Society , Raghoba Patil, Road:Near Mundhva Bridge, Kharadi , Pune, Maharashtra, 411014			Not Available
Licensee Sarathi Shikshan Prasarak Mandal Phoenix English School (Trust) through her Authorized Person Mrs Madhura Mahesh Jagtap Address: Block Sector:Vrundavan Society , Raghoba Patil Nagar, Road:Near Mundhva Bridge, Kharadi , Pune, Maharashtra, 411014			Not Available
Witness of execution of all executants Neha Nagesh Deshpande Address: Block Sector:Kharadi Bypass, Road:Hadapsar Road, Kharadi, Pune, Maharashtra, 411014			Not Required
Witness of execution of all executants Nagesh Arun Deshpande Address: Block Sector:Kharadi Bypass, Road:Hadapsar Road, Kharadi, Pune, Maharashtra, 411014			Not Required

Admission Of Execution / Identification



LEAVE AND LICENSE AGREEMENT

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 No,Photo)
Licensors Mrs Indumati Suresh Jagtap	26/11/2022 04:07:19 PM	26/11/2022 04:08:29 PM	Indumati Suresh Jagtap, Female, XXXX XXXX 6952
Licensors Suresh Baburao Jagtap	26/11/2022 04:06:14 PM	26/11/2022 04:07:08 PM	Suresh Baburao Jagtap, Male, XXXX XXXX 6424
Licencee Sarathi Shikshan Prasarak Mandal Phoenix English School through Authorized Person Mrs Madhura Mahesh Jagtap	26/11/2022 04:05:16 PM	26/11/2022 04:06:02 PM	Madhura Mahesh Jagtap, Female, XXXX XXXX 2547
Identifier for all executants Neha Nagesh Deshpande	27/11/2022 06:16:11 PM	27/11/2022 06:17:36 PM	Neha Nagesh Deshpande, Female, XXXX XXXX 6917
Identifier for all executants Nagesh Arun Deshpande	27/11/2022 12:29:40 PM	27/11/2022 12:29:55 PM	Nagesh Arun Deshpande, Male, XXXX XXXX 4343

