



PRESIDENT - Mrs. JENNET S. MANE

Infant Jesus Education Society

Regd. : MAH / 1674 / 2006

S. No. 492/2A, NEAR HANUMAN MANDIR KESHAV NAGAR,
KASARWADI, PUNE - 34. PH. : 9637049339, 9604713811

GEN. SEC. - Santosh Mane

Ref. : IJP5/2024/0015

Date : 31-08-2024.

Board of Resolution

CERTIFIED COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF TRUSTEES OF INFANT JESUS EDUCATION SOCIETY HELD AT THE REGISTERED OFFICE SITUATED AT SHASHTRI NAGAR, KASARWADI, PUNE - 34 ON 31st August 2024

Resolved That the Trust be and is hereby authorized to Signature LEAVE AND LICENSE the premises being S. No 492/2A, Near Hanuman Mandir, Keshavnagar, Kasarwadi, Pune - 34

Resolved further that Mr. SANTOSH MANE and Ms. PUNITHJOLINE SANTOSH MANE, Trustees of the Trust and are hereby individually and severally Authorized to Mrs. JENNET MANE as Authorized representative of the Trust to individually sign and execute the Leave and License Agreement and all other documents, for and on behalf of the Trust and present the said Leave and License for registration and admit execution there of before the Sub - Registrar of Assurances having authority and to do all acts and deeds incidental to and in connection with execution of the registration thereof.

for INFANT JESUS EDUCATION SOCIETY.


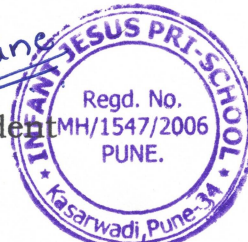
Mr. SANTOSH MANE
For Infant Jesus Pri-School


General Secretary
General Secretary

Mrs. JENNET MANE
For Infant Jesus Pri-School


President
Authorised Signatory
President

Ms. PUNITHJOLINE S. MANE


Vice President


accepted by
For Infant Jesus Pri-School


Authorised Signatory
President
Mrs. Jennet Santosh Mane

Village Name : Dapodi

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.25000/-
(3) Licence Fee	Rs.12000/-
(4) Property Description	Corporation: Pimpri-Chinchavad, Other details: Land+Building/Shed No:-, Floor No:-, Building Name:-, Block Sector:Keshavnagar,Kasarwadi Pune 411034 , Road:Opposite Maruti Mandir , City:Dapodi, District:Pune, Survey Number : 492/2A/1A/7, Leave and License Months:60
(5) Area	4000 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Santosh Ashok Mane Age: 53 Address: Flat No: Flat No 1122, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, City:Pimpri, District:Pune, State:Maharashtra, Pin:411018 PAN: ABKPM6576G
(8) Licensee Name and Address	Trust: Infant Jesus School Address: Flat No:Flat No 1122, S- Bldg, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, City:Pimpri, District:Pune, State:Maharashtra, Pin:411018 PAN: AAATI6096C through their Chairman <u>Mrs Jennet Santosh Mane</u> Age: 52; Address: Flat No:Flat No 1122, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, City:Pimpri, District:Pune, State:Maharashtra, Pin:411018 PAN: AQVPM2571R
(9) Date of Execution	08/09/2024
(10) Date of Registration	18/09/2024
(11) Registration Number/Year	20296/2024
(12) Stamp Duty	Rs.1831.30/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 7 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1831.30/-	MH007998925202425P	08/09/2024
DHC	Rs. 300/-	0924095209622	09/09/2024
Registration Fee	Rs. 1000/-	MH007998925202425P	08/09/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 08/09/2024 at Keshavnagar Kasarwadi
Between,

1) **Name:** Mr. Santosh Ashok Mane, Age : About 53 Years, Occupation : Service, PAN : ABKPM6576G Residing at: Flat No: Flat No 1122, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, Pimpri, Pune, Maharashtra, 411018

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) **Infant Jesus School**(Trust) Residing at: Flat No:Flat No 1122, S- Bldg, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, Pimpri, Pune, Maharashtra, 411018
through Chairman Mrs Jennet Santosh Mane, Age : About 52 Years, Occupation : Business, PAN: AQVPM2571R Residing at: Flat No:Flat No 1122, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, Pimpri, Pune, Maharashtra, 411018

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. 12000(Twelve Thousand Only) per month towards the compensation and Rs. 25000(Twenty-Five Thousand 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.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 Licensor.

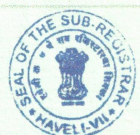
5) Electricity Charges: The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

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) Miscellaneous: The License himself shall be liable to pay and discharge all the legal dues arising out of his business Le. Sales Tax, VAT Tax, GST Tax LST-Tax, income Tax and all other applicable taxes. Further, if any GST Applicable in respect of present License Agreement, the same shall be payable by Licensee herein, as agreed. Licensor shall not be responsible or liable for any theft or loss damage of property of licensee or any bodily injury due to any reason in the licensed premises. The Licensee while using their said premises will always observe the rules by laws of Government and local authorities. And law of Police Licensor or his Property will not be responsible for any illegal Act. of Licensee

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 .

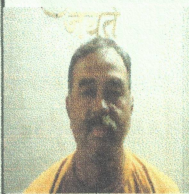
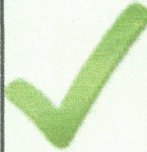


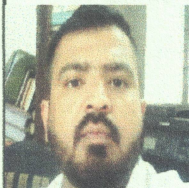
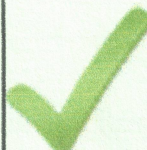

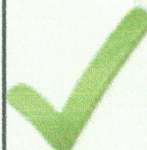
SCHEDULE I

(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. -, Built-up :4000 Square Feet, situated on the - Floor of a Building known as '-' standing on the plot of land bearing Survey Number :492/2A/1A/7, Road: Opposite Maruti Mandir , Location: Keshavnagar,Kasarwadi Pune 411034 , of Village:Dapodi,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavad 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>Licenser</u> Mr.Santosh Ashok Mane Address: Flat No: Flat No 1122, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, Pimpri, Pune, Maharashtra, 411018			Not Available
<u>Licensee</u> Infant Jesus School (Trust) through her Chairman Mrs Jennet Santosh Mane Address: Flat No:Flat No 1122, Building Name:MHADA, Block Sector:Pimpri, Road:Morwadi, Pimpri, Pune, Maharashtra, 411018			Not Available
<u>Witness of execution of all executants</u> Siddharth Lohar Address: Block Sector:Rahatani, Road:Rahatani, Rahatani, Pune, Maharashtra, 411017			Not Required
<u>Witness of execution of all executants</u> Sonia Jaisinghani Address: Block Sector:Pimpri, Road:Near Shani Mandir, Pimpri, Pune, Maharashtra, 411017			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress 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 Santosh Ashok Mane	08/09/2024 12:29:12 PM	08/09/2024 12:29:46 PM	Mane Santosh Ashok, Male, 1282233909812682752	
licencee Infant Jesus School through Chairman Mrs Jennet Santosh Mane	16/09/2024 08:32:58 PM	16/09/2024 08:33:43 PM	Jennet Santosh Mane, Female, 1282233701846568960	
identifier for all executants Siddharth Lohar	09/09/2024 02:52:04 PM	09/09/2024 02:52:18 PM	Siddharth Ganesh Lohar, Male, 1170260949846282240	
identifier for all executants Sonia Jaisinghani	09/09/2024 02:52:27 PM	09/09/2024 02:52:52 PM	Sonia Gurudas Jaisinghani, Female, 1170261123704377344	

