



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



eRegistration

// Shree Sai Samarth //

REGISTER RENT AGREEMENT

रजिस्टर भाडे करार


Owner name: Mr. Shirsat Sambhaji Subhash

Renter name: Saraswati bhavan Education society
(Primary School)

**** ADDRESS ****

Sai Enterprises, Near Gurudwara,
Opp New Nikhil Hotel, Shirgaon Road,
Somatane Phata, Pune - 410506

Mobile No : 8888554598 / 9604075158
Email Id : sai.somatane@gmail.com

1/9218/2025	Registration No. :39M	7:15 PM
Receipt		
Village Name: Chikhali	Receipt No.:11302	Date: 22/04/2025
Document No.: HVL1/9218/2025		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Saraswati bhavan Education society through Trustee Shrimati Funde Manisha Jagannath		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Shirsat Sambhaji Subhash is received for registration.		
S.R. Haveli 1		
Stamp duty of Rs. 750.00/- is paid by GRN MH000336966202526E on 08/04/2025 Document Handling Charges of Rs. 300/- is paid by PRN 0425081300263 on 08/04/2025 Registration fee of Rs. 1000.00/- is paid by GRN MH000336966202526E on 08/04/2025		
 Thumb Impression of S.R. Haveli 1 :		
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.		



Index -2

SroName : S.R. Haveli 1

Doc No. : 9218/2025

Regn:63m

Village Name : Chikhali

(1) Article	Leave and Licenses(36 A)
(2) Deposit	-
(3) Licence Fee	Rs.5000/-
(4) Property Description	Corporation: Pimpri-Chinchavad, Other details: Land+Building/Shed No:Building+ Land, Floor No:1,2,3, Building Name:Shree Shivchhatrapati Prathamik Vidya Mandir, Block Sector:Morevasti, Road:Narayan Housing Society, City:Chikhali, District:Pune, GAT NUMBER : 1334, Leave and License Months:60
(5) Area	1200 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Shirsat Sambhaji Subhash Age: 40 Address: Flat No:Plot No 27, Floor No:Sec No 04, Building Name:Siddheshwar Housing Society, Block Sector:Moshi Pradhikaran, Road:-, City:Moshi, District:Pune, State:Maharashtra, Pin:412105 PAN: BLTPS7903P
(8) Licensee Name and Address	Trust: Saraswati bhavan Education society Address: Building Name:Narayan Housing Society, Block Sector:Chikhali, Road:Morevasti, City:Chikhali, District:Pune, State:Maharashtra, Pin:411062 PAN: AAXTS8952L through their Trustee <u>Shrimati Funde Manisha Jagannath</u> Age: 49; Address: Block Sector:Tal Pathardi, Road:At Bhutetakali, City:Bhutetakali, District:Ahilyanagar, State:Maharashtra, Pin:414113 PAN: ABWPF7436N
(9) Date of Execution	22/04/2025
(10) Date of Registration	22/04/2025
(11) Registration Number/Year	9218/2025
(12) Stamp Duty	Rs.750.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of S.R. Haveli 1 :

S.R. Haveli 1

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 750.00/-	MH000336966202526E	08/04/2025
DHC	Rs. 300/-	0425081300263	08/04/2025
Registration Fee	Rs. 1000.00/-	MH000336966202526E	08/04/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 22/04/2025 at Chikhali
Between,

1) **Name:** Mr. Shirsat Sambhaji Subhash, Age : About 40 Years, PAN : BLTPS7903P Residing at:
Flat No: Plot No 27, Floor No: Sec No 04, Building Name: Siddheshwar Housing Society, Block
Sector: Moshi Pradhikaran, Road:-, Moshi, Pune, Maharashtra, 412105

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) **Saraswati bhavan Education society** (Trust) Residing at: Building Name: Narayan Housing Society, Block Sector: Chikhali, Road: Morewasti, Chikhali, Pune, Maharashtra, 411062
through Trustee Shrimati Funde Manisha Jagannath, Age : About 49 Years, PAN: ABWPF7436N
Residing at: Block Sector: Tal Pathardi, Road: At Bhutetakali, Bhutetakali, Ahilyanagar,
Maharashtra, 414113

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 01/02/2025 and ending on 31/01/2030, 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 01/02/2025 and ending on 31/01/2030

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 5000(Five 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 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.

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) Lock in period: Both the parties have agreed to set a lock-in period of 12 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.



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: Building, 7 Classroom, Toilets, Bathrooms, Play Ground and Office is the matter of agreement which is given to licensee for shivchhatrapati Prathamik Vidya Mandir Morevasti, Chikhali Pune for Educational Purpose only. In This Premises Licensee can be advertising like banner and board.

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. Building+Land, Built-up :1200 Square Feet, situated on the 1,2,3 Floor of a Building known as 'Shree Shivchhatrapati Prathamik Vidya Mandir' standing on the plot of land bearing GAT NUMBER :1334, Road: Narayan Housing Society, Location: Morevasti, of Village: Chikhali, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpari-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
Licensor <u>Mr. Shirsat Sambhaji Subhash</u> Address: Flat No: Plot No 27, Floor No: Sec No 04, Building Name: Siddheshwar Housing Society, Block Sector: Moshi Pradhikaran, Road:-, Moshi, Pune, Maharashtra, 412105			Not Available
Licensee <u>Saraswati bhavan Education society (Trust)</u> <u>through her Trustee Shrimati Funde Manisha Jagannath</u> Address: Block Sector: Tal Pathardi, Road: At Bhutetakali, Bhutetakali, Ahilyanagar, Maharashtra, 414113			Not Available
Witness of execution of all executants <u>Gore Sampat Vishnu</u> Address: Block Sector: Somatane Phata, Road: Near Pawana Hospital, Somatane, Pune, Maharashtra, 410506			Not Required
Witness of execution of all executants <u>Fartade Ramesh Jagannath</u> Address: Block Sector:-, Road: Near Sai Mandir, Shirgaon, Pune, Maharashtra, 410506			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiars 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 Shirsat Sambhaji Subhash	21/04/2025 06:49:51 PM	21/04/2025 06:50:23 PM	Sambhaji Subhash Shirsat, Male, 1362043912026935296	
licencee Saraswati bhavan Education society through Trustee Shrimati Funde Manisha Jagannath	21/04/2025 06:21:32 PM	21/04/2025 06:22:00 PM	Manisha Jagannath Funde, Female, 1232720034088378368	
Identifier for all executants Fartade Ramesh Jagannath	21/04/2025 08:04:35 PM	21/04/2025 08:04:53 PM	Ramesh Jagannath Fartade, Male, 1168393382529622016	
Identifier for all executants Gore Sampat Vishnu	21/04/2025 08:08:05 PM	21/04/2025 08:08:32 PM	Sampat Vishnu Gore, Male, 1197893615642824704	



Thumb Impression of SRO
Registered as Document No.9218/2025 at the S.R. Haveli I on 22/04/2025

