

भाडिकर



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559/502/2019

Registration No. :39M

7:24 PM

Receipt

Village Name: **Vadgaon
Budruk**

Receipt No.:502

Date: 16/01/2019

Document No.: HVL28/502/2019

Document Type :Leave and Licenses(36 A)

Presenter Name: **Shrimati Vyapari Asmita Pandurang**

Registration Fee:

1000.00

Total:

1000.00

Leave and Licenses Agreement executed by presenter and Shrimati Vyapari Asmita Pandurang is received for registration.

Joint S.R. Haveli 28

Stamp duty of Rs.19154.50/- is paid by GRN MH010419670201819E on 09/01/2019

Registration fee of Rs.1000/- is paid by GRN MH010419670201819E on 09/01/2019

Thumb Impression of Joint S.R. Haveli 28 :



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.

Village Name : Vadgaon Budruk

Leave and Licenses(36 A)

Rs.1050000/-

- a) Rs. 112000/- per month for the first 12 months, 10-11
 b) Rs. 112000/- per month for the next 12 months,
 c) Rs. 117600/- per month for the next 12 months,
 d) Rs. 123480/- per month for the next 12 months,
 e) Rs. 129654/- per month for the next 12 months.

(4) Property Description

Corporation: Pune, Other details: Office No:SCHOOL PREMISES , Floor No:GROUND PLUS THREE, Building Name:SCHOOL PREMISES 7000 SQ FT, Block Sector:VADGAON BUDRUK PUNE 411041, Road:SINHGAD ROAD , City:Vadgaon Budruk , District:Pune, Survey Number : 53/1/1, Leave and License Months:60

7000 Square Feet

(5) Area

(6) Assessment or Judi

(7) Licensor Name and Address

Name: Shrimati Vyapari Asmita Pandurang Age: 74 Address: Flat No:1, Floor No:-, Building Name:VINEET DHANALAXMI SOCIETY, Block Sector:ANAND NAGAR, Road:SINHGAD ROAD, City:PUNE, District:Pune, State:Maharashtra, Pin:411051 PAN: AAKPV5038M

(8) Licensee Name and Address

Trust: - Vineet Educational Charitable Institution Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:VADGAON BUDRUK, Road:KATRAJ BY PASS ROAD, City:PUNE, District:Pune, State:Maharashtra, Pin:411041 PAN: through their Trustee Shrimati Vyapari Asmita Pandurang Age: 74; Address: Flat No:1, Floor No:-, Building Name:VINEET DHANALAXMI SOCIETY, Block Sector:ANAND NAGAR, Road:SINHGAD ROAD, City:PUNE, District:Pune, State:Maharashtra, Pin:411051 PAN:

(9) Date of Execution

09/01/2019

(10) Date of Registration

16/01/2019

(11) Registration Number/Year

502/2019

(12) Stamp Duty

Rs.19154.50/-

(13) Registration Fee

Rs.1000/-

(14) Remark

Thumb Impression of Joint S.R. Haveli 28 :





DEFACED
₹ 20500.00
DEFACED
Total

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 19154.50/-	MH010419670201819E	09/01/2019
Registration Fee	Rs. 1000/-	MH010419670201819E	09/01/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 09/01/2019 at PUNE

Between,

1) **Name:** Shrimati Vyapari Asmita Pandurang, Age : About 74 Years, Occupation : Business, PAN : AAKPV5038M Residing at: Flat No:1, Floor No:-, Building Name:VINEET DHANALAXMI SOCIETY, Block Sector:ANAND NAGAR, Road:SINHGAD ROAD, PUNE, Pune, Maharashtra, 411051

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) - **Vineet Educational Charitable Institution**(Trust) Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:VADGAON BUDRUK, Road:KATRAJ BY PASS ROAD, PUNE, Pune, Maharashtra, 411041
through Trustee Shrimati Vyapari Asmita Pandurang, Age : About 74 Years, Occupation : Business Residing at: Flat No:1, Floor No:-, Building Name:VINEET DHANALAXMI SOCIETY, Block Sector:ANAND NAGAR, Road:SINHGAD ROAD, PUNE, Pune, Maharashtra, 411051

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 01/09/2018 and ending on 31/08/2023, 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 01/09/2018 and ending on 31/08/2023

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

a) Rs. 112000/- (One Lakh Twelve Thousand Only) per month for the first 12 months,

b) Rs. 112000/- (One Lakh Twelve Thousand Only) per month for the next 12 months,

c) Rs. 117600/- (One Lakh Seventeen Thousand Six Hundred Only) per month for the next 12 months,

d) Rs. 123480/- (One Lakh Twenty-Three Thousand Four Hundred and Eighty Only) per month for the next 12 months,

e) Rs. 129654/- (One Lakh Twenty-Nine Thousand Six Hundred and Fifty-Four 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. 1050000 interest free refundable deposit, for the use of the said Licensed premises.

3) **Payment of Deposit:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 325632, dated – 16/12/2011, drawn on the Licensee's Banking Account with The vishweshwar sahakari bank Ltd. Bank, SINHGAD ROAD PUNE Branch. Amount Rs. 1050000/- (Ten Lakh Fifty 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 commits 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:** Deposit Amount Rupees ten lakh fifty thousand only carried forward for this Leave and Licenses Agreement .

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 .

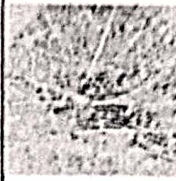
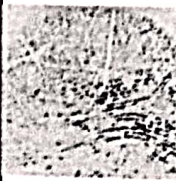
SCHEDULE I

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

All that constructed portion being Non-Residential unit bearing Office No. SCHOOL PREMISES , Built-up 7000 Square Feet, situated on the GROUND PLUS THREE Floor of a Building known as "SCHOOL PREMISES 7000 SQ FT" standing on the plot of land bearing Survey Number :53/1/1, Road: SINHGAD ROAD , Location: VADGAON BUDRUK PUNE 411041 , of Village Vadgaon budruk , 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
Licensor Shrimati Vyapari Asmita Pandurang Address: Flat No:1, Floor No:-, Building Name:VINEET DHANALAXMI SOCIETY, Block Sector:ANAND NAGAR, Road:SINHGAD ROAD, PUNE, Pune, Maharashtra, 411051			Not Available
Licensee - Vineet Educational Charitable Institution (Trust) through her Trustee Shrimati Vyapari Asmita Pandurang Address: Flat No:1, Floor No:-, Building Name:VINEET DHANALAXMI SOCIETY, Block Sector:ANAND NAGAR, Road:SINHGAD ROAD, PUNE, Pune, Maharashtra, 411051			Not Available
Witness of execution of all executants Gadre Mohana Nikhil Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:OPP TILAK SAMRAK MANDIR, Road:TILAK ROAD, PUNE, Pune, Maharashtra, 411030			Not Required
Witness of execution of all executants Sonavane Ganesh Dilip Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:WARJE, Road:SHELL PETROL PUMP, PUNE, Pune, Maharashtra, 411058			Not Required

Admission Of Execution / Identification

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.



माडिकर २

559/502/2019	Registration No.: 39M	7:24 PM
Receipt		
Village Name: Vadgaon Budruk	Receipt No.: 502	Date: 16/01/2019
Document No.: HVL28/502/2019		
Document Type: Leave and Licenses(36 A)		
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	Registration Fee:	1000.00
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