


॥ जय माता दी ॥




**SHREE MATA VAISHNO DEVI ENTERPRISES**

**RENT AGREEMENT  
( WE PROVIDE DOOR STEP SERVICE )**

 [smvdenterprises8@gmail.com](mailto:smvdenterprises8@gmail.com)

 **8788428003**

Address - Godrej Infinity T5B, Keshav Nagar, Pune 411036

1/27605/2025	Registration No. :39M	1:23 PM
Receipt		
Village Name: <b>Vadgaon Sheri</b>	Receipt No.:33581	Date: 10/12/2025
Document No.: <b>HVL1/27605/2025</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Macharekar Kapil Kantilal</b>		
	Registration Fee:	<b>1000.00</b>
	Document Handling:	<b>300.00</b>
	Total:	<b>1300.00</b>
<p>Leave and Licenses Agreement executed by presentor and Khomane ram manikrao Chairman Of Siddhivinayak Seva Pratishthan's Sunrise english medium school is received for registration.</p>		
<b>S.R. Haveli 1</b>		
<p>Stamp duty of Rs.<b>34740.00/-</b> is paid by GRN <b>MH013154020202526P</b> on <b>10/12/2025</b>  Document Handling Charges of Rs.<b>300/-</b> is paid by PRN <b>1225101501248</b> on <b>10/12/2025</b>  Registration fee of Rs.<b>1000.00/-</b> is paid by GRN <b>MH013154020202526P</b> on <b>10/12/2025</b></p>		
Thumb Impression of <u>S.R. Haveli 1</u> :		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 34740.00/-	MH013154020202526P	10/12/2025
DHC	Rs. 300/-	1225101501248	12/10/2025
Registration Fee	Rs. 1000.00/-	MH013154020202526P	10/12/2025

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 10/12/2025 at PUNE

Between,

1) **Name:** Mr.Macharekar Kapil Kantilal, Age : About 39 Years, Occupation : Service, PAN : BKHPM9820Q Residing at: Block Sector:bhat nagar, Road:Near Shri Krishna Mandir, Yerwada, Pune, Maharashtra, 411006

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) **Name:** Mr.Khomane ram manikrao Chairman Of Siddhivinayak Seva Pratishthan's Sunrise english medium school, Age : About 52 Years, Occupation : Business, PAN : AIIPK2243H Residing at: Block Sector:opp Belaja Blue Society, Road:Tukai nagar, Kehav Nagar, Pune, Maharashtra, 411036

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 01/12/2025 and ending on 30/11/2030, 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 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 Licenser 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 01/12/2025 and ending on 30/11/2030

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

a) Rs. 181500/- (One Lakh Eighty-One Thousand Five Hundred Only) per month for the first 12 months,

b) Rs. 199600/- (One Lakh Ninety-Nine Thousand Six Hundred Only) per month for the next 12 months,

c) Rs. 219600/- (Two Lakh Nineteen Thousand Six Hundred Only) per month for the next 12 months,

d) Rs. 241560/- (Two Lakh Forty-One Thousand Five Hundred and Sixty Only) per month for the next 12 months,

e) Rs. 265716/- (Two Lakh Sixty-Five Thousand Seven Hundred and Sixteen 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 Licenser Rs. 1200000 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 Cash. Amount Rs. 1200000/- (Twelve Lakh 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 Licenser.

**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 Licenser 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 Licenser 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 Licenser.



**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 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 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 goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his 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 belongings from the Licensed premises, without recourse to the Court of Law.

**12) 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 Licensors equally .







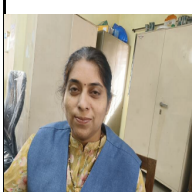

## SCHEDULE I

(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 :2000 Square Feet, situated on the - Floor of a Building known as 'MANSING NIWAS' standing on the plot of land bearing Survey Number :53/1, Road: SAINATH NAGAR, Location: WADGAONSHERI PUNE 411014, of Village:Vadgaon sheri, 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 Verified	Digitally signed
<b><u>Licensor</u></b> <u>Mr.Macharekar Kapil Kantilal</u> <b>Address:</b> Block Sector:bhat nagar, Road:Near Shri Krishna Mandir, Yerwada, Pune, Maharashtra, 411006			Not Available
<b><u>Licensee</u></b> <u>Mr.Khomane ram manikrao Chairman Of Siddhivinayak Seva Pratishthan's Sunrise english medium school</u> <b>Address:</b> Block Sector:opp Belaja Blue Society, Road:Tukai nagar, Kehav Nagar, Pune, Maharashtra, 411036			Not Available
<b><u>Witness of execution of all executants</u></b> <u>Bhor Ashwini</u> <b>Address:</b> Block Sector:wadgaonsheri, Road:wadgaonsheri, Pune, Pune, Maharashtra, 411014			Not Required
<b><u>Witness of execution of all executants</u></b> <u>Rodriques Magdelina</u> <b>Address:</b> Block Sector:wadgaonsheri, Road:wadgaonsheri, Pune, Pune, Maharashtra, 411014			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.



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)	
<b>Licensor</b> Macharekar Kapil Kantilal	10/12/2025 10:46:07 AM	10/12/2025 10:46:28 AM	Kapil Kantilal Macharekar, Male, 1212315600103755776	
<b>Licensee</b> Khomane ram manikrao Chairman Of Siddhivinayak Seva Pratishthan's Sunrise english medium school	10/12/2025 10:21:07 AM	10/12/2025 10:22:45 AM	Ram Manikrao Khomane, Male, 1346092613523558400	
<b>Identifier for all executants</b> Bhor Ashwini	10/12/2025 10:25:10 AM	10/12/2025 10:25:54 AM	Ashwini Machindra Bhor, Female, 1212311546636095488	
<b>Identifier for all executants</b> Rodriques Magdelina	10/12/2025 10:29:30 AM	10/12/2025 10:29:49 AM	Magdelina Geoege Rodriques, Female, 1310698568580419584	





**Village Name : Vadgaon Sheri**

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.1200000/-
- (3) Licence Fee  
a) Rs. 181500/- per month for the first 12 months,  
b) Rs. 199600/- per month for the next 12 months,  
c) Rs. 219600/- per month for the next 12 months,  
d) Rs. 241560/- per month for the next 12 months,  
e) Rs. 265716/- per month for the next 12 months.
- (4) Property Description Corporation: Pune, Other details: Land+Building/Shed No:-, Floor No:-, Building Name:MANSING NIWAS, Block Sector:WADGAONSHERI PUNE 411014, Road:SAINATH NAGAR, City:Vadgaon Sheri , District:Pune, Survey Number : 53/1, Leave and License Months:60
- (5) Area 2000 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Macharekar Kapil Kantilal Age: 39 Address: Block Sector:bhat nagar, Road:Near Shri Krishna Mandir, City:Yerwada, District:Pune, State:Maharashtra, Pin:411006 PAN: BKHPM9820Q
- (8) Licensee Name and Address Name: Khomane ram manikrao Chairman Of Siddhivinayak Seva Pratishthan's Sunrise english medium school Age: 52 Address: Block Sector:opp Belaja Blue Society, Road:Tukai nagar, City:Kehav Nagar, District:Pune, State:Maharashtra, Pin:411036 PAN: AIIPK2243H
- (9) Date of Execution 10/12/2025
- (10) Date of Registration 10/12/2025
- (11) Registration Number/Year 27605/2025
- (12) Stamp Duty Rs.34740.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of S.R. Haveli 1 :