

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|---------------|--------------------|------------|
| Stamp Duty | Rs. 110.00/- | MH005910537202526P | 23/07/2025 |
| DHC | Rs. 300/- | 0725227319682 | 22/07/2025 |
| Registration Fee | Rs. 1000.00/- | MH005910537202526P | 23/07/2025 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 23/07/2025 at Pune
Between,

1) **Name:** Mr. Raj Rajiv, Age : About 47 Years, Occupation : Business, PAN : AKBPR4607B
Residing at: Block Sector: Nigadi, Road: Yamuna Nagar, Pune, Pune, Maharashtra, 411044

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) **Hriday laxman shikshan sanstha Meraj khan** (Trust) Residing at: Block Sector: Pimpri waghire, Road: Nehru Nagar, Pune, Pune, Maharashtra, 411017
through Secretary Mr. Khan Meraj, Age : About 28 Years, Occupation : Business, PAN: OHBPK9071B Residing at: Block Sector: Amwa Molbi, Road: Amwa Molbi, Amwa Molbi, Bahraich, Uttar pradesh, 271882

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 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 01/04/2025 and ending on 31/03/2030, 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 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 60 Months commencing from 01/04/2025 and ending on 31/03/2030
- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensors License fee at the rate of Rs. 100(One Hundred 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 Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensors.
- 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 Licensors indicating that the electricity bills are paid.
- 5) Use:** That the Licensed premises shall only be used by the Licensee for 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 .
- 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 Licensors.
- 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 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.
- 9) 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.



10) 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.

11) Miscellaneous: It is mutually agreed between the Licensor and the Licensee that although this agreement is being executed and registered on the date stated herein, the Licensee has been in peaceful possession and occupation of the Licensed Premises with the consent and understanding of the Licensor from 1st April 2020. Both parties affirm that this document is intended to formalize and record the terms governing such occupancy from the aforesaid date

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.









SCHEDULE I

(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Land+Building/Shed No. serve no.101/1A/1, Built-up :5068 Square Feet, situated on the Floor of a Building known as 'Building' standing on the plot of land bearing Survey Number :101/1A/1, Road: nehru nagar, Location: pimpri waghire, of Village:Pimpari vaghere, 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 |
|---|---|---|------------------|
| Licenser Mr. Raj Rajiv Address: Block Sector: Nigadi, Road: Yamuna Nagar, Pune, Pune, Maharashtra, 411044 |  |  | Not Available |
| Licensee Hriday laxman shikshan sanstha Meraj khan (Trust) through his Secretary Mr. Khan Meraj Address: Block Sector: Amwa Molbi, Road: Amwa Molbi, Amwa Molbi, Bahraich, Uttar pradesh, 271882 |  |  | Not Available |
| Witness of execution of all executants Augustine Ambarish Address: Block Sector: KALYANI NAGAR, Road: Ramwadi, Pune, Pune, Maharashtra, 411014 |  |  | Not Required |
| Witness of execution of all executants Umashankar JAISWAL Address: Block Sector: siddarth nagar, Road: Mahadev, Mahadev, Siddharth nagar, Uttar pradesh, 272192 |  |  | 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.



LEAVE AND LICENSE AGREEMENT

| 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 Raj Rajiv | 23/07/2025 01:20:46 PM | 23/07/2025 01:21:17 PM | Rajeev Irudaya Raj, Male, 1397486215029612544 |  |
| licensee Hriday laxman shikshan sanstha Meraj khan through Secretary Khan Meraj | 23/07/2025 01:22:43 PM | 23/07/2025 01:23:10 PM | Meraj Khan, Male, 1397486686549135360 |  |
| Identifier for all executants Augustine Ambarish | 23/07/2025 01:24:30 PM | 23/07/2025 01:27:16 PM | Ambarish Augustine, Male, 1184410490279383040 |  |
| Identifier for all executants Umashankar JAISWAL | 23/07/2025 01:29:41 PM | 23/07/2025 01:30:24 PM | Umashankar, Male, 1397488510165344256 |  |



28/07/2025

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SroName : Joint S.R. Haveli 12

Doc No. : 17667/2025

Regn:83m

Village Name : Pimpri Vaghare

| | |
|-------------------------------|---|
| (1) Article | Leave and Licenses(36.A) |
| (2) Deposit | - |
| (3) Licence Fee | Rs.100/- |
| (4) Property Description | Corporation: Pimpri-Chinchavd, Other details: Land+Building/Shed No:serve no.101/1A/1, Building Name:Building, Block Sector:pimpri vaghire , Road:nehru nagar, City:Pimpri Vaghare , District:Pune, Survey Number : 101/1A/1, Leave and License Months:60 |
| (5) Area | 5068 Square Feet |
| (6) Assessment or Judi | - |
| (7) Licensor Name and Address | Name: Raj Rajiv Age: 47 Address: Block Sector:Nigadi, Road:Yamuna Nagar, City:Pune, District:Pune, State:Maharashtra, Pin:411044 PAN: AKBPR4607B |
| (8) Licensee Name and Address | Trust: Hriday laxman shikshan sanstha Meraj khan Address: Block Sector:Pimpri vaghire, Road:Nehru Nagar, City:Pune, District:Pune, State:Maharashtra, Pin:411017 PAN: AAATH8942G through their Secretary Khan Meraj Age: 28; Address: Block Sector:Amwa Molbi, Road:Amwa Molbi, City:Amwa Molbi, District:Bahraich, State:Uttar pradesh, Pin:271882 PAN: OHBPK9071B |
| (9) Date of Execution | 23/07/2025 |
| (10) Date of Registration | 28/07/2025 |
| (11) Registration Number/Year | 17667/2025 |
| (12) Stamp Duty | Rs.110.00/- |
| (13) Registration Fee | Rs.1000.00/- |
| (14) Remark | - |

Thumb Impression of Joint S.R. Haveli 12

