

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 7225.00/-	MH002030137202526P	12/05/2025
DHC	Rs. 300/-	0525125000331	12/05/2025
Registration Fee	Rs. 1000.00/-	MH002030137202526P	12/05/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 12/05/2025 at Pune
Between,

1) **Name:** Mr. Pawar Sudhir Suryakant, Age : About 58 Years, Occupation : Business, PAN : ABGPP3131N Residing at: Block Sector:Bhawani Mata CHowk, Road:380, Bhawani Peth, Pune, Pune, Maharashtra, 411002

HEREINAFTER called 'the Lessor (which expression shall mean and include the Lessor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Punyashlok jijamata shikshan prasarak Mandal** (Trust) Residing at: Block Sector:Gulaali, Road:107, Pune, Pune, Maharashtra, 411002
through Authorized Signatory Mr. Pawar Sunil Suryakant, Age : About 62 Years, Occupation : Business Residing at: Block Sector:Gulaali, Road:107, Bhawani Peth, Pune, Pune, Maharashtra, 411002

HEREINAFTER called 'the Lessee' (which expression shall mean and include only Lessee above named).

WHEREAS the Lessor 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 Lessee herein is in need of temporary premises for Non-Residential use has/have approached the Lessor with a request to allow the Lessee herein to use and occupy the said premises on Leave and License basis for a period of 55 Months commencing from 16/05/2025 and ending on 15/12/2029, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor have agreed to allow the Lessee 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 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 55 Months commencing from 16/05/2025 and ending on 15/12/2029

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. 50000/-(Fifty Thousand Only) per month for the first 27 months,
- b) Rs. 55000/-(Fifty-Five Thousand Only) per month for the next 28 months.

The amount of monthly compensation License fee 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 Licenser.

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 Licenser 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 Licenser 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 Licenser.

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 Licenser shall on reasonable notice given by the Licenser 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 Licenser 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 Licenser 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 Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

11) 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 Licenser 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 :830.80 Square Meter, situated on the 4 Floor of a Building known as 'Bapusaheb Pawr Kanya Shala4' standing on the plot of land bearing Final Plot Number :380/D,Road: Bhawani Mata Madir Road, Location: Bhawani Mata Mandir Chowk, of Village:Bhavani peth ,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
Licensor Mr.Pawar Sudhir Suryakant Address: Block Sector:Bhawani Mata Chowk, Road:380, Bhawani Peth, Pune, Pune, Maharashtra, 411002			Not Available
Licensee Punyasholk jijamata shikshan prasarak Mandal (Trust) through his Authorized Signatory Mr. <u>Pawar Sunil Suryakant</u> Address: Block Sector:Gulaali, Road:107, Bhawani Peth, Pune, Pune, Maharashtra, 411002			Not Available
Witness of execution of all executants Jain Sandeep S Address: Block Sector:Gulaali, Road:116 Bhawani Peth, Pune, Pune, Maharashtra, 411002			Not Required
Witness of execution of all executants Jain Neel S Address: Block Sector:Maharshinagar, Road:885 Sanskruti Society, Pune, Pune, Maharashtra, 411037			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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)
<u>Licensor</u> Pawar Sudhir Suryakant	12/05/2025 03:16:07 PM	12/05/2025 03:16:28 PM	Sudhir Pawar, Male, 1183690470729535488 
<u>licencee</u> Punyasholk jijamata shikshan prasarak Mandal through Authorized Signatory Pawar Sunil Suryakant	12/05/2025 03:15:26 PM	12/05/2025 03:15:49 PM	Sunil Suryakant Pawar, Male, 1224327636102762496 
<u>identifier for all executants</u> Jain Neel S	12/05/2025 03:33:49 PM	12/05/2025 03:34:16 PM	Neel Sandeep Jain, Male, 1170505043285725184 
<u>identifier for all executants</u> Jain Sandeep S	12/05/2025 03:25:25 PM	12/05/2025 03:27:13 PM	Sandeep Sheshmal Jain, Male, 1183691189188644864 



Thumb Impression of SRO

Registered as Document No.10830/2025 at the Joint S.R. Haveli 7 on 13/05/2025

Page 5 of 5



Index -2

SroName : Joint S.R. Haveli 7

Doc No. : 10830/2025

Regn:63m

Village Name : Bhavani Peth

(1) Article
 (2) Deposit
 (3) Licence Fee
 (4) Property Description
 (5) Area
 (6) Assessment or Judi
 (7) Licensor Name and Address
 (8) Licensee Name and Address
 (9) Date of Execution
 (10) Date of Registration
 (11) Registration Number/Year
 (12) Stamp Duty
 (13) Registration Fee
 (14) Remark

Leave and Licenses(36 A)

a) Rs. 50000/- per month for the first 27 months,
 b) Rs. 55000/- per month for the next 28 months.

Corporation: Pune, Other details: Land+Building/Shed No:-, Floor No:4, Building Name:Bapusaheb Pawr Kanya Shala4, Block Sector:Bhawani Mata Mandir Chowk, Road:Bhawani Mata Madir Road, City:Bhavani Peth, District:Pune, Final Plot Number: 380/D, Leave and License Months:55
 830.80 Square Meter

Name: Pawar Sudhir Suryakant Age: 58 Address: Block Sector:Bhawani Mata CHowk, Road:380, Bhawani Peth, City:Pune, District:Pune, State:Maharashtra, Pin:411002 PAN: ABGPP3131N
 Trust: Punyasholk iijamata shikshan prasarak Mandal Address: Block Sector:Gulaali, Road:107, City:Pune, District:Pune, State:Maharashtra, Pin:411002 PAN: through their P.O.A Pawar Sunil Suryakant Age: 62; Address: Block Sector:Gulaali, Road:107, Bhawani Peth, City:Pune, District:Pune, State:Maharashtra, Pin:411002 PAN:

12/05/2025
 13/05/2025
 10830/2025
 Rs.7225.00/-
 Rs.1000.00/-

Thumb Impression of Joint S.R. Haveli 7 :

7/10830/2025

Registration No. :39M

1:01 PM

Receipt

Village Name: Bhavani Peth Receipt No.:11733 Date: 13/05/2025

Document No.: HVL7/10830/2025

Document Type :Leave and Licenses(36 A)

Presentor Name: Pawar Sudhir Suryakant

Registration Fee:	1000.00
Document Handling:	300.00
Total:	1300.00

Leave and Licenses Agreement executed by presentor and Pawar Sunil Suryakant is received for registration.

Joint S.R. Haveli 7

Stamp duty of Rs.7225.00/- is paid by GRN MH002030137202526P on 12/05/2025

Document Handling Charges of Rs.300/- is paid by PRN 0525125000331 on 12/05/2025

Registration fee of Rs.1000.00/- is paid by GRN MH002030137202526P on 12/05/2025



Thumb Impression of Joint S.R. Haveli 7 :

For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion 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.



7/10830/2025	Registration No. :39M	1:01 PM
Receipt		
Village Name: Bhavani Peth	Receipt No.:11733	Date: 13/05/2025
Document No.: HVL7/10830/2025		
Document Type :Leave and Licenses(36 A)		
Presentor Name: Pawar Sudhir Suryakant		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Pawar Sunil Suryakant is received for registration.		
Joint S.R. Haveli 7		
Stamp duty of Rs.7225.00/- is paid by GRN MH002030137202526P on 12/05/2025		
Document Handling Charges of Rs.300/- is paid by PRN 0525125000331 on 12/05/2025		
Registration fee of Rs.1000.00/- is paid by GRN MH002030137202526P on 12/05/2025		
 Thumb Impression of Joint S.R. Haveli 7 :		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion 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.		

