

27/10/2023

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SroName : Joint S.R. Haveli 13

Doc No. : 19404/2023

Regn:63m

Village Name : Bhosari

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.100000/-
(3) Licence Fee	Rs.30000/-
(4) Property Description	Corporation: Pimpri-Chinchavd, Other details: Office No:Hissa No-1A, Building Name:Landge Building, Block Sector:Pune, 411034, Road:Parshwanath Society Kasarwadi Road, City:Bhosari, District:Pune, Survey Number : 434/1A, Leave and License Months:36
(5) Area	1900 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	1) Name: Landge Prabhakar Mahadu Age: 46 Address: Building Name:Mauli Niwas, Block Sector:Kasarwadi, Road:Near Sagar Plaza Building, City:Kasarwadi, District:Pune, State:Maharashtra, Pin:411034 PAN: ABJPL9233A 2) Name: Landge Ramesh Mahadu Age: 59 Address: Building Name:Mauli Sadan, Block Sector:Kasarwadi, Road:Near Sagar Plaza Building, City:Kasarwadi, District:Pune, State:Maharashtra, Pin:411034 PAN: AAJPL1260E
(8) Licensee Name and Address	Trust: Acharya anand rushiji english meadium school . Address: Flat No:Survey No-434/1/A, Building Name:Landge Building, Block Sector:Parshwanath Society Kasarwadi, Road:., City:Kasarwadi Pune, District:Pune, State:Maharashtra, Pin:411034 PAN: through their Chairman Pagariya Ashokkumar Nensukh Age: 69; Address: Building Name:Nayanpyar Villa, Block Sector:Kasarwadi, Road:Near Nashik Phata Chowk, City:Kasarwadi, District:Pune, State:Maharashtra, Pin:411034 PAN:
(9) Date of Execution	26/10/2023
(10) Date of Registration	27/10/2023
(11) Registration Number/Year	19404/2023
(12) Stamp Duty	Rs.2775.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 13 :

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:- 26

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 36 Months commencing from 01/10/2023 and ending on 30/09/2026

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 30000(Thirty Thousand Only) per month towards the compensation and Rs. 100000(One Lakh Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 044160, dated – 21/07/2009 drawn on the Licensee's Banking Account with Other than the list Bank, Laxmi Co op B Pnc Branch. Amount Rs. 100000/-(One Lakh Only)

4) 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.

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 Licensors 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 Licensors.

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 Premise 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 themselves or through authorized representative enter, view and inspect the Licensed premises at reasonable intervals.



LEAVE AND LICENSE AGREEMENT

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/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 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/her/their belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: That the License fee divided equally Licensor and cheque will be given by the Licensee to the Licensor of Rupees 15000 each

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.

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. Hissa No-1A, Built-up :1900 Square Feet, situated on the Floor of a Building known as 'Landge Building' standing on the plot of land bearing Survey Number :434/1A, Road: Parshwanath Society Kasarwadi Road, Location: Pune, 411034, of Village:Bhosari, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-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.

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 No,Photo)	
<u>Licensors</u> <u>Landge</u> <u>Prabhakar</u> <u>Mahadu</u>	26/10/2023 08:12:13 PM	26/10/2023 08:12:34 PM	Prabhakar Mahadu Landge, Male, XXXX XXXX 4771	
<u>Licensors</u> <u>Landge Ramesh</u> <u>Mahadu</u>	26/10/2023 08:13:47 PM	26/10/2023 08:14:15 PM	Ramesh Mahadu Landge, Male, XXXX XXXX 1430	
<u>licencee</u> <u>Acharya anand</u> <u>rushiji english</u> <u>meadium school</u> <u>, through</u> <u>Chairman</u> <u>Pagariya</u> <u>Ashokkumar</u> <u>Nensukh</u>	27/10/2023 01:02:59 PM	27/10/2023 01:03:19 PM	Ashokkumar Nensukh Pagariya, Male, XXXX XXXX 0641	
<u>Identifier for all</u> <u>executants</u> <u>Bavale</u> <u>Babanrao</u>	26/10/2023 08:20:05 PM	26/10/2023 08:21:16 PM	Babanrao Vithoba Bavale, Male, XXXX XXXX 1548	
<u>Identifier for all</u> <u>executants</u> <u>Kharade Nitin</u>	26/10/2023 08:21:26 PM	26/10/2023 08:21:52 PM	Nitin Subhash Kharade, Male, XXXX XXXX 7063	

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Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)	
<u>Licensors</u> Landge Prabhakar Mahadu	26/10/2023 08:12:13 PM	26/10/2023 08:12:34 PM	Prabhakar Mahadu Landge, Male, XXXX XXXX 4771	
<u>Licensors</u> Landge Ramesh Mahadu	26/10/2023 08:13:47 PM	26/10/2023 08:14:15 PM	Ramesh Mahadu Landge, Male, XXXX XXXX 1430	
<u>licencee</u> Acharya anand rushi english meadium school through Chairman Pagariya Ashokkumar Nensukh	27/10/2023 01:02:59 PM	27/10/2023 01:03:19 PM	Ashokkumar Nensukh Pagariya, Male, XXXX XXXX 0641	
<u>Identifier for all executants</u> Bavale Babanrao	26/10/2023 08:20:05 PM	26/10/2023 08:21:16 PM	Babanrao Vithoba Bavale, Male, XXXX XXXX 1548	
<u>Identifier for all executants</u> Kharade Nitin	26/10/2023 08:21:26 PM	26/10/2023 08:21:52 PM	Nitin Subhash Kharade, Male, XXXX XXXX 7063	