Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3050.00/-	MH012646541202627U	25/10/2026
DHC	Rs. 300/-	1026257802759	25/10/2026
Registration Fee	Rs. 1000.00/-	MH012646541202627U	25/10/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 25/10/2026 at Pune

Between,

1) **Name:** Mr.Landge Prabhakar Mahadu, Age : About 50 Years, Occupation : Agriculture, PAN : ABJPL9233A Residing at: Building Name:Mauli Niwas, Block Sector:Kasarwadi, Road:Near Sagar Plaza Building, Kasarwadi, Pune, Maharashtra, 411034

2) **Name:** Mr.Landge Ramesh Mahadu, Age : About 62 Years, Occupation : Agriculture, PAN : AAJPL1260E Residing at: Building Name:Mauli Sadan, Block Sector:Kasarwadi, Road:Near Sagar Plaza Building, Kasarwadi, Pune, Maharashtra, 411034

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

AND

1) **Acharya anand rushiji english meadium school .** (Trust) Residing at: Flat No:Survey No-434/1/A, Building Name:Landge Building, Block Sector:Parshwanath Society Kasarwadi, Road:., Kasarwadi Pune, Pune, Maharashtra, 411034
through Chairman Mr. Pagariya Ashokkumar Nensukh, Age : About 69 Years, Occupation : Business Residing at: Building Name:Nayanpyar Villa, Block Sector:Kasarwadi, Road:Near Nashik Phata Chowk, Kasarwadi, Pune, Maharashtra, 411034

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

WHEREAS the Licensors are 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 Licensors with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/10/2026 and ending on 30/09/2029, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has 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 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 01/10/2026 and ending on 30/09/2029

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 33000(Thirty-Three 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 CoOp Bank Pune Branch. Amount Rs.100000/-(One 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 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 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 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/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 16500 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 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
Licensors Mr.Landge Prabhakar Mahadu **Address:** Building Name:Mauli Niwas, Block Sector:Kasarwadi, Road:Near Sagar Plaza Building, Kasarwadi, Pune, Maharashtra, 411034		✓	Not Available
Licensors Mr.Landge Ramesh Mahadu **Address:** Building Name:Mauli Sadan, Block Sector:Kasarwadi, Road:Near Sagar Plaza Building, Kasarwadi, Pune, Maharashtra, 411034		✓	Not Available
Licensee Acharya anand rushiji english meadium school . **(Trust)** through his Chairman Mr. Pagariya Ashokkumar Nensukh **Address:**Building Name:Nayanpyar Villa, Block Sector:Kasarwadi, Road:Near Nashik Phata Chowk, Kasarwadi, Pune, Maharashtra, 411034		✓	Not Available
Witness of execution of all executants Yadav Tushar **Address:** Flat No:-, Floor No:-, Building Name:Landge Landmark CHS , Block Sector:Kasarwadi, Road:-, Kasarwadi, Pune, Maharashtra, 411034		✓	Not Required
Witness of execution of all executants Pawar Dattatray Krushna **Address:** Flat No:-, Floor No:-, Building Name:Shelke Arcede, Block Sector:Kasarwadi, Road:-, Kasarwadi, Pune, Maharashtra, 411034		✓	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)	
Licensors Landge Ramesh Mahadu	28/10/2026 08:07:34 PM	28/10/2026 08:08:14 PM	Ramesh Mahadu Landge, Male, 1194160215081639936	
Licensors Landge Prabhakar Mahadu	25/10/2026 01:40:40 PM	25/10/2026 01:41:08 PM	Prabhakar Mahadu Landge, Male, 1167744416582492160	
licencee Acharya anand rushiji english meadium school , through Chairman Pagariya Ashokkumar Nensukh	28/10/2026 07:49:21 PM	28/10/2026 07:49:57 PM	Ashokkumar Nensukh Pagariya, Male, 1422631508800724992	
identifier for all executants Yadav Tushar	28/10/2026 08:11:33 PM	28/10/2026 08:11:57 PM	Tushar Vyankatesh Yadav, Male, 1167744641854365696	
identifier for all executants Pawar Dattatray Krushna	28/10/2026 08:08:28 PM	28/10/2026 08:09:09 PM	Dattatray Krishna Pawar, Male, 1244301869125754880	



30/10/2026

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SroName : Joint S.R. Kedgaon
Doc No. : 12286/2026
Regn:63m

Village Name : Bhosari

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.100000/-
(3) Licence Fee	Rs.33000/-
(4) Property Description	Corporation: Pimpari-Chinchavad, 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: 50 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: 62 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	25/10/2026
(10) Date of Registration	30/10/2026
(11) Registration Number/Year	12286/2026
(12) Stamp Duty	Rs.3050.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Kedgaon :



Joint S.R. Kedgaon