

19/12/2024

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SroName : Joint S.R. Haveli 6

Doc No. : 25824/2024

Regn:63m


Village Name : Mundhava

(1) Article	Leave and Licenses(36 A)
(2) Deposit	-
(3) Licence Fee	Rs.7000/-
(4) Property Description	Corporation: Pune, Other details: Land+Building/Shed No:-, Floor No:Ground and First, Building Name:Adarsh Vidhyamandir Branch No.5, Block Sector:Keshavnagar, Mundhwa, Road:Sambhaji Chowk,Nr PDCC Bank, City:Mundhava, District:Pune, Survey Number : 5, Leave and License Months:60
(5) Area	1500 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Bhandari Prashant Yallappa Age: 44 Address: Block Sector:Keshavnagar,Mundhwa, Road:S.N.5,Shivaji Chowk, Near Hanuman Mandir, City:Keshavnagar, Mundhwa, District:Pune, State:Maharashtra, Pin:411036 PAN: AMJPB5773M
(8) Licensee Name and Address	Trust: Sane guruji sikshan sanstha hadapsarAdarsh vidhya mandir branch no.5, Address: Block Sector:Keshavnagar, Mundhwa, Road:-, City:Keshavnagar, Mundhwa, District:Pune, State:Maharashtra, Pin:411036 PAN: through their P.O.A <u>Nhawle Vasant Ekna</u> th Age: 60; Address: Flat No:C-8/24, Floor No:-, Building Name:Nirmal Township, Block Sector:Hadapsar, Road:Kalepedal, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028 PAN: ACNPN7797C
(9) Date of Execution	14/12/2024
(10) Date of Registration	19/12/2024
(11) Registration Number/Year	25824/2024
(12) Stamp Duty	Rs.1050.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 6 :



Joint S.R. Haveli 6

6/25824/2024	Registration No. :39M	7:08 PM
Receipt		
Village Name: Mundhava	Receipt No.:29216	Date: 19/12/2024
Document No.: HVL6/25824/2024		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Bhandari Prashant Yallappa		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Nhawle Vasant Eknath is received for registration.		
Joint S.R. Haveli 6		
Stamp duty of Rs. 1050.00/- is paid by GRN MH012584891202425P on 14/12/2024 Document Handling Charges of Rs. 300/- is paid by PRN 1224147402235 on 14/12/2024 Registration fee of Rs. 1000.00/- is paid by GRN MH012584891202425P on 14/12/2024		
Thumb Impression of Joint S.R. Haveli 6 : 		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration 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.		



Joint S.R. Haveli 6

LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1050.00/-	MH012584891202425P	14/12/2024
DHC	Rs. 300/-	1224147402235	14/12/2024
Registration Fee	Rs. 1000.00/-	MH012584891202425P	14/12/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 14/12/2024 at Pune

Between,

1) **Name:** Mr.Bhandari Prashant Yallappa, Age : About 44 Years, PAN : AMJPB5773M Residing at: Block Sector:Keshavnagar,Mundhwa, Road:S.N.5,Shivaji Chowk, Near Hanuman Mandir, Keshavnagar, Mundhwa, Pune, Maharashtra, 411036

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

AND

1) **Sane guruji sikshan sanstha hadapsar Adarsh vidhya mandir branch no.5**(Trust) Residing at: Block Sector:Keshavnagar, Mundhwa, Road:-, Keshavnagar, Mundhwa, Pune, Maharashtra, 411036

through Authorized Signatory Mr. Nhawle Vasant Eknath, Age : About 60 Years, PAN: ACNPN7797C Residing at: Flat No:C-8/24, Floor No:-, Building Name:Nirmal Township, Block Sector:Hadapsar, Road:Kalepadal, Hadapsar, Pune, Maharashtra, 411028

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

WHEREAS the Licensor 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 Licensor 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 01/09/2024 and ending on 31/08/2029, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have 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:-



LEAVE AND LICENSE AGREEMENT

- 1) Period:** That the Licensor 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 01/09/2024 and ending on 31/08/2029
- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs.7000(Seven Thousand 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 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 Licensor.
- 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 Licensor 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 Licensor 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 Licensor.
- 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 Licensor shall on reasonable notice given by the Licensor 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 Licensor 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 Licensor 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: Rent Will be Pay To per Year Rs.84000. The Owner and tenant can negotiate between themselves to increase the rent.

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 Licensor equally .

SCHEDULE I


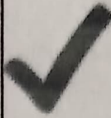

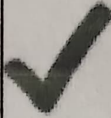

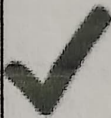

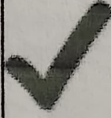
(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. -, Built-up :1500 Square Feet, situated on the Ground and First Floor of a Building known as 'Adarsh Vidhyamandir Branch No.5' standing on the plot of land bearing Survey Number :5,Road: Sambhaji Chowk,Nr PDCC Bank, Location: Keshavnagar, Mundhwa, of Village:Mundhava,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.



LEAVE AND LICENSE AGREEMENT




Name & Address	Photo	Thumb Verified	Digitally signed
Licenser Mr.Bhandari Prashant Yallappa Address: Block Sector:Keshavnagar,Mundhwa, Road:S.N.5,Shivaji Chowk, Near Hanuman Mandir, Keshavnagar, Mundhwa, Pune, Maharashtra, 411036			Not Available
Licensee Sane guruji sikshan sanstha hadapsar Adarsh vidhya mandir branch no.5, (Trust) through his Authorized Signatory Mr. Nhawle Vasant Eknath Address: Flat No:C-8/24, Floor No:-, Building Name:Nirmal Township, Block Sector:Hadapsar, Road:Kalepadal, Hadapsar, Pune, Maharashtra, 411028			Not Available
Witness of execution of all executants Kharat Nilima Sushil Address: Block Sector:Shewalwadi, Road:-, Shewalwadi, Pune, Maharashtra, 412307			Not Required
Witness of execution of all executants Nitnaware Nitin Address: Block Sector:Hadapsar, Road:-, Hadapsar, Pune, Maharashtra, 411028			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiies 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 Bhandari Prashant Yallappa	14/12/2024 01:50:34 PM	14/12/2024 01:51:11 PM	Prashant Yallappa Bhandari, Male, 1214222167975743488	
licencee Sane guruji sikshan sanstha hadapsar Adarsh vidhya mandir branch no.5, through Authorized Signatory Nhawle Vasant Eknath	14/12/2024 01:17:53 PM	14/12/2024 01:18:40 PM	Vasant Eknath Nhawle, Male, 1317397835474821120	
Identifier for all executants Nitnaware Nitin	14/12/2024 12:58:40 PM	14/12/2024 01:00:07 PM	Nitin Ashok Nitnaware, Male, 1169226663865176064	
Identifier for all executants Kharat Nilima Sushil	14/12/2024 01:17:12 PM	14/12/2024 01:17:30 PM	Nilima Sushil Kharat, Female, 1317397545531035648	