

## Index -2

SrcName : Joint S.R. Haveli 7

Doc No. : 9771/2025

Regn 63m

(1) Article	Village Name : Chikhali
(2) Deposit	Leave and Licenses(36 A)
(3) Licence Fee	Rs.11000/-
(4) Property Description	Rs.5000/- Corporation Pimpri-Chinchavd, Other details: Land+Building/Shed No:with construction on area 10000sq.ft , Floor No:Pawarwasti , Building Name:Gat No 769 land along with construct admeasuring , Block Sector:Pune 411026, Road:Kudalwadi ,Chikhali , City:Chikhali, District:Pune, GAT NUMBER : 769, Leave and License Months:60
(5) Area	10000 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Chaudhary Abdul Shakoor abbas ali Age: 60 Address: Block Sector:Sukhwani Imperial , Road:Golden View plot No 6, City:Pimpri , District:Pune, State:Maharashtra, Pin:411018 PAN: AALPC5160C
(8) Licensee Name and Address	Name: Khan Abdul Khalique Abdul Rauf For Al Manar Education Society Age: 46 Address: Block Sector:Dehu Moshi road , Road:Pristine Greens Wing D -807, City:Borhadewadi , District:Pune, State:Maharashtra, Pin:412105 PAN:
(9) Date of Execution	29/04/2025
(10) Date of Registration	29/04/2025
(11) Registration Number/Year	9771/2025
(12) Stamp Duty	Rs.764.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 7 :

LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 764.00/-	MH001418707202526P	29/04/2025
DHC	Rs. 300/-	0425299102906	29/04/2025
Registration Fee	Rs. 1000.00/-	MH001418707202526P	29/04/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 29/04/2025 at Pimpri

Between,

1) **Name:** Mr.Chaudhary Abdul Shakoor abbas ali , Age : About 60 Years, Occupation : Business, PAN : AALPC5160C Residing at: Block Sector:Sukhwani Imperial , Road:Golden View plot No 6, Pimpri , Pune, Maharashtra, 411018

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) **Name:** Mr.Khan Abdul Khaliq Abdul Rauf For Al Manar Education Society , Age : About 46 Years, Occupation : Business Residing at: Block Sector:Dehu Moshi road , Road:Pristine Greens Wing D -807, Borhadewadi , Pune, Maharashtra, 412105

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 01/03/2025 and ending on 28/02/2030, 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 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 60 Months commencing from 01/03/2025 and ending on 28/02/2030
- 2) License Fee & Deposit:** That the Licensee shall pay to the Licenser License fee at the rate of Rs. 5000(Five Thousand Only) per month towards the compensation and Rs. 11000(Eleven Thousand 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 Cash. Amount Rs. 11000/-(Eleven Thousand 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 Licenser.
- 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 Licenser 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 Licenser 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 Licenser.
- 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 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.





#### LEAVE AND LICENSE AGREEMENT

**10) Lock in period:** Both the parties have agreed to set a lock-in period of 1 months during which neither the Licenser shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licenser license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licenser shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

**11) 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.

**12) 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 goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his 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 belongings from the Licensed premises, without recourse to the Court of Law.

**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 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. with construction on area 10000sq.ft , Built-up :10000 Square Feet, situated on the Pawarwasti Floor of a Building known as 'Gat No 769 land along with construct admeasuring' standing on the plot of land bearing GAT NUMBER :769,Road: Kudalwadi ,Chikhali , Location: Pune 411026, of Village:Chikhali,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavd 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
<b>Licenser</b> <b>Mr. Chaudhary Abdul Shakoor abbas ali</b> <b>Address:</b> Block Sector:Sukhwani Imperial , Road:Golden View plot No 6, Pimpri , Pune, Maharashtra, 411018			Not Available
<b>Licensee</b> <b>Mr. Khan Abdul Khaliq Abdul Rauf For Al Manar Education Society</b> <b>Address:</b> Block Sector:Dehu Moshi road , Road:Pristine Greens Wing D -807, Borhadewadi Pune, Maharashtra, 412105			Not Available
<b>Witness of execution of all executants</b> <b>Shaikh Tanvir Manjur</b> <b>Address:</b> Block Sector:Gadegaon Road , Road:1110/4 Barangule Plot , Barshi , Solapur, Maharashtra, 413401			Not Required
<b>Witness of execution of all executants</b> <b>Dalvi Javed Jainuddin</b> <b>Address:</b> Block Sector:Raigarh, Road:Raigad barapada , 410221, Pune, Maharashtra, 411018			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)	
<b>Licensor</b> Chaudhary Abdul Shakoor abbas ali	29/04/2025 11:06:56 AM	29/04/2025 11:07:39 AM	Abdul Shakoor Abbas Ali Chaudhary, Male, 1168787659130691584	
<b>Licensee</b> Khan Abdul Khalique Abdul Rauf For Al Manar Education Society	29/04/2025 11:12:23 AM	29/04/2025 11:12:41 AM	Abdul Khalique Abdul Rauf Khan, Male, 1366650882499366912	
<b>Identifier for all executants</b> Dalvi Javed Jainuddin	29/04/2025 11:17:35 AM	29/04/2025 11:19:20 AM	Javed Zainuddin Dalvi, Male, 1318447197365817344	
<b>Identifier for all executants</b> Shaikh Tanvir Manjur	29/04/2025 11:20:09 AM	29/04/2025 11:20:38 AM	Tanvir Manjur Shaikh, Male, 1366652883090038784	

Thumb Impression of SRO

Registered as Document No.9771/2025 at the Joint S.R. Haveli 7 on 29/04/2025

Page 5 of 5

