



महाराष्ट्र MAHARASHTRA

AZ 548310

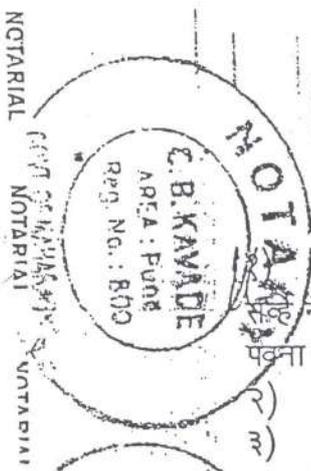
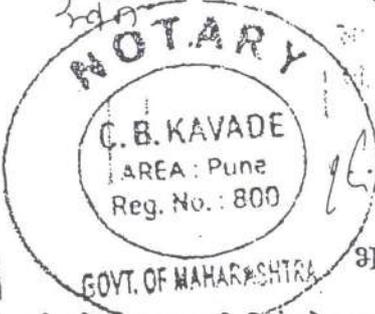
2011/06/20

गजानन पोपट चिंचवड

चिंचवड, पुणे ४३

पति (सह)

S.R. Keshavnagar



भाडे करारनामा

श्री. पोपट कृष्णाजी चिंचवडे, रा. चिंचवड, पुणे - ४११०३३ यांची चिंचवडेनगर, चिंचवड येथे स्थित १२/३ क्षेत्र १०,००० चौ.फुट क्षेत्रामधील सरासरी २,००० चौ.फुट बांधकाम व उर्वरित मैदान, पवना एज्युकेशन व सोशल ट्रस्टला इंग्रजी माध्यम प्राथमिक शाळा सुरू करणेसाठी भाडे तत्वावर देत आहे.

२) दरमहा रु. ५,०००/- भाडे असे राहिल.

३) सदर करारामध्ये वीज आणि पाणी वापरणेस मिळेल.

पति (सह)

BEFORE ME

श्री. क. चिंचवडे

भाडे करार लिहून घेणार
 श्री. गजानन पोपट चिंचवडे
 अधीक्ष-पवना एज्युकेशन सोशल ट्रस्ट
 साक्षीदार :

CHANDRANANT D. KAVADE
 ADVOCATE & NOTARY
 GOVT. OF MAHARASHTRA
 PUNE

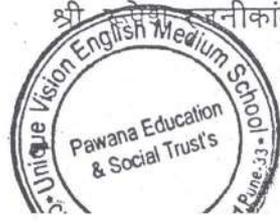
भाडे करार लिहून देणार
 श्री. पोपट कृष्णाजी चिंचवडे
 रा. चिंचवड, पुणे-३३.

१) श्री. जगदीश धोंडीबा घुले, चिंचवड, पुणे-३३

सही S.D. Ghule

२) श्री. विवेकानंद साळी, चिंचवड, पुणे-३३.

सही P.R. Salvi



20 MAY 2008

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 17100.00/-	MH004935819202324E	10/07/2023
Stamp Duty	Rs. 17100.00/-	MH004963143202324E	10/07/2023
Stamp Duty	Rs. 17100.00/-	MH004963143202324E	10/07/2023
Stamp Duty	Rs. 17100.00/-	MH004968946202324E	10/07/2023
Registration Fee	Rs. 1000/-	MH004935819202324E	10/07/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 10/07/2023 at Chinchwad

Between,

1) **Name:** Shrimati Late. popat krishnaji chinchwade through its legal Ashwini Gajanan chinchwade, Age : About 49 Years, PAN : ADNPC9840J Residing at: Flat No:-, Floor No:-, Building Name:s.no.549, Block Sector:Chinchwad, Road:Chinchwadgaon, Chinchwad, Pune, Maharashtra, 411033

2) **Name:** Mr.Late. popat krishnaji chinchwade through its legal Rushikesh Gajanan chinchwade, Age : About 25 Years, PAN : BHMPC6327G Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Chinchwadgaon, Chinchwad, Pune, Maharashtra, 411033

3) **Name:** Mr.Late. popat krishnaji chinchwade through its legal Shriraj Gajanan chinchwade, Age : About 22 Years, PAN : CIQPC8603R Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad , Road:Chinchwadgaon, Chinchwad, Pune, Maharashtra, 411033

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) **Name:** Mr.Pavana education & social trust through Rushikesh Gajanan chinchwade, Age : About 25 Years, PAN : AACTP3804D Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Chinchwad gaon, Chinchwad, Pune, Maharashtra, 411033

2) **Name:** Mr.Pavana education & social trust through Santoshkumar Sampatlal raka, Age : About 35 Years Residing at: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Thergaon , Chinchwad, Pune, Maharashtra, 411033

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Non-Residential use has/have approached the Licensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 60 Months commencing from 01/04/2023 and ending on 31/03/2028, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensees 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 Licensors hereby grants to the Licensees 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 Licensees for a period of 60 Months commencing from 01/04/2023 and ending on 31/03/2028

2) License Fee & Deposit: That the Licensees shall pay to the Licensors the following amount per month towards the compensation for the use of the said Licensed premises.

- a) Rs. 60000/- (Sixty Thousand Only) per month for the first 12 months,
- b) Rs. 60000/- (Sixty Thousand Only) per month for the next 12 months,
- c) Rs. 150000/- (One Lakh Fifty Thousand Only) per month for the next 12 months,
- d) Rs. 150000/- (One Lakh Fifty Thousand Only) per month for the next 12 months,
- e) Rs. 150000/- (One Lakh Fifty Thousand Only) per month for the next 12 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 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.

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 Licensees for Non-Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 .

6) Alteration: That the Licensees 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.



7) No Tenancy: That the Licensees 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 Licensors shall on reasonable notice given by the Licensors to the Licensees shall have a right of access either by 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 Licensees commit 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 Licensees 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.

10) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensees shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or his 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 Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

11) Miscellaneous: 1. Licencee will have option to renew licence at the end of the lease period for further period. 2. Description of area -Building 12485 sqft, Play Ground 11370 sqft, Other area 16145sqft i.e. total area 40000sqft

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.

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 :40000 Square Feet, situated on the Floor of a Building known as '-' standing on the plot of land bearing Survey Number :12/3, Road: Pawana Residency, Location: Chinchwad, of Village:Chinchwad, 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
<p><u>Licensors</u> <u>Shrimati Late. popat krishnaji chinchwade</u> <u>through its legal Ashwini Gajanan chinchwade</u> Address: Flat No:-, Floor No:-, Building Name:s.no.549, Block Sector:Chinchwad, Road:Chinchwadgaon, Chinchwad, Pune, Maharashtra, 411033</p>			Not Available
<p><u>Licensors</u> <u>Mr.Late. popat krishnaji chinchwade through its</u> <u>legal Rushikesh Gajanan chinchwade</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Chinchwadgaon, Chinchwad, Pune, Maharashtra, 411033</p>			Not Available
<p><u>Licensors</u> <u>Mr.Late. popat krishnaji chinchwade through its</u> <u>legal Shriraj Gajanan chinchwade</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad , Road:Chinchwadgaon, Chinchwad, Pune, Maharashtra, 411033</p>			Not Available
<p><u>Licensees</u> <u>Mr.Pavana education & social trust through</u> <u>Rushikesh Gajanan chinchwade</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Chinchwad gaon, Chinchwad, Pune, Maharashtra, 411033</p>			Not Available
<p><u>Licensees</u> <u>Mr.Pavana education & social trust through</u> <u>Santoshkumar Sampatlal raka</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Thergaon , Chinchwad, Pune, Maharashtra, 411033</p>			Not Available
<p><u>Witness of execution of all executants</u> <u>Gadage Yogita</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Kalewadi, Road:Kalewadi, Kalewadi, Pune, Maharashtra, 411017</p>			Not Required



Witness of execution of all executants <u>Bhandari Mrunal</u> Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:Chinchwad, Road:Chinchwad, Chinchwad, Pune, Maharashtra, 411033			Not Required
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Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress 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 No,Photo)
Licensors <u>Late. popat</u> <u>krishnaji</u> <u>chinchwade</u> through its legal <u>Shriraj Gajanan</u> <u>chinchwade</u>	12/07/2023 04:47:15 PM	12/07/2023 04:47:40 PM	Shriraj Gajanan Chinchwade, Male, XXXX XXXX 8263 
Licensors <u>Late. popat</u> <u>krishnaji</u> <u>chinchwade</u> through its legal <u>Rushikesh</u> <u>Gajanan</u> <u>chinchwade</u>	12/07/2023 04:28:40 PM	12/07/2023 04:29:22 PM	Rushikesh Gajanan Chinchwade, Male, XXXX XXXX 9825 
Licensors <u>Shrimati Late.</u> <u>popat krishnaji</u> <u>chinchwade</u> through its legal <u>Ashwini</u> <u>Gajanan</u> <u>chinchwade</u>	12/07/2023 05:12:58 PM	12/07/2023 05:13:43 PM	Ashwini Gajanan Chinchwade, Female, XXXX XXXX 7609 
Licensees <u>Pavana</u> <u>education &</u> <u>social trust</u> through <u>Santoshkumar</u> <u>Sampatlal raka</u>	12/07/2023 04:59:01 PM	12/07/2023 04:59:28 PM	Santoshkumar Sampatlal Raka, Male, XXXX XXXX 5190 
Licensees <u>Pavana</u> <u>education &</u> <u>social trust</u> through <u>Rushikesh</u> <u>Gajanan</u> <u>chinchwade</u>	12/07/2023 04:30:19 PM	12/07/2023 04:30:41 PM	Rushikesh Gajanan Chinchwade, Male, XXXX XXXX 9825 



identifier for all executants Gadage Yogita	11/07/2023 03:06:15 PM	11/07/2023 03:06:36 PM	Yogita Ganesh Gadge, Female, XXXX XXXX 5162	
identifier for all executants Bhandari Mrunal	11/07/2023 03:21:13 PM	11/07/2023 03:10:44 PM	Mrunal Rahul Bhandari, Female, XXXX XXXX 8242	

