

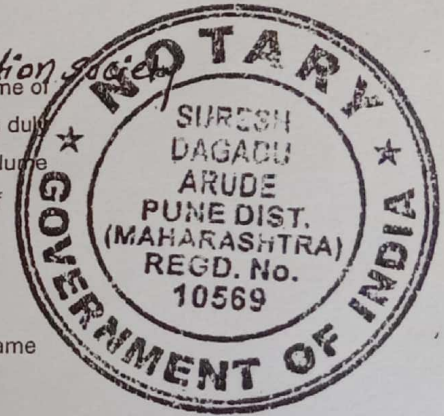
**CERTIFICATE OF LAND

File No. 22Date 23/05/2015

Certified that land measuring 2400 sq. meters (Area of land in Sq. meters) situated in 1/25/1/1/14 (Plot No. (s)/Survey No. (s)/Khasra No. (s)) at Swami Vivekanand Nagar, Wakad (Name of street/ village, sub Division, district and state) fully described in the schedule mentioned hereinafter, is owned by Mr. Montu Balan Juthika (Name of owner) in terms of Lease deed (give details of document/ deed - i. e. sale deed/ perpetual lease deed/ gift deed/will/trust deed or other document of title) dated 01/06/2015 executed by 31/05/2045 (30 years) (date) at Serial No. 3225 09 duly registered on 23/05/2015 in book no. 3225, volume no. 15 on page 01 to 52 (complete details of registration) in the office of Kasurwad, pune-57 (details of registration office). It is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to Bal Seva Education Society (name of leasee) vide lease deed dated 1/06/2015 to 31/05/2045 for a period of 30 years years duly registered on 23/05/2015 (date) at Serial No. 09 in book no. 3225, volume no. 15 on page 01 to 52 (complete details of registration in the office of Kasurwad, pune-57 (details of registration office) and the land is still in possession of the lessee.

It is further certified that Bal Seva English medium School (Name of school with name of street/ village, sub-division and district) is located on the said plot of land.



THE SCHEDULE OF LAND ABOVE REFERRED TO

TRUE COPY

All that piece and parcel of land measuring 2400 sq. meters (area of land in square meters) situated in Swami Vivekanand Nagar, Wakad (Plot No. (s)/ Survey No. (s)/Khasra No. (s)) at pune-411057 (name of street/ village, sub-division, district and state) and bounded as follows: 25/1/1/14

North By Dairy farm and Tar compound of Thathawade, Z.P. Road
 East By Property of Mr. Renuse and other, 20 ft International Road
 West By Property of Mr. Vishwanath Bhoir & Dattatray Gangaram Hapude
 South By Government Road & Remaining land of S.No. 23/1/5

DISTRICT MAGISTRA TE/ REGISTERING AUTHORITY WITH DESIGNATION

(Name of Officer)

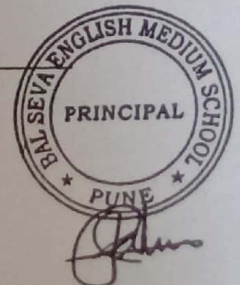
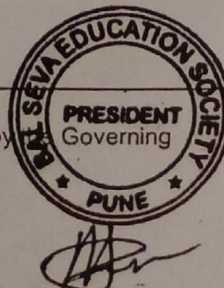
(Name of District)

Note: Strike off with effect is not applicable.



R. M. Gaikwad
 सह. दुय्यम निबंधक
 हवेली क्र. १७, पुणे

** Rule added in the Affiliated Committee meeting held on 11/08/2005 and approved by Body at its meeting held on 09/12/2005





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[4]

* LEASE DEED *

THIS LEASE DEED MADE and executed at Pimpri-Chinchwad on this 23rd day of May year 2015.

BEETWEEN

- 1] MR. MONTU B. PAHAN
Age 48 Years, Occupation : Teacher,
PAN NO.: AYPPP2698N
- 2] MRS. JUTHIKA PAHAN
Age 42 Years, Occupation : Teacher,
PAN NO.: BMIPP8205R
Both Residing at.: Spicer College, Aundh Road,
Ganesh Khind, Aundh, Pune 411 007.

HEREINAFTER called as 'The Lessors' (which expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs executors, and administrators)

OF THE FIRST PART

A N D

BAL SEVA EDUCATION SOCIETY
Bearing Registration No. MAH/1123/2006/PUNE
PAN NO.: AABTB6775A

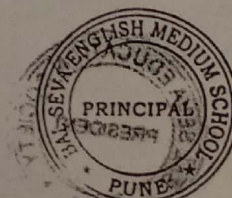
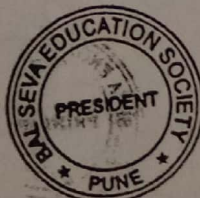
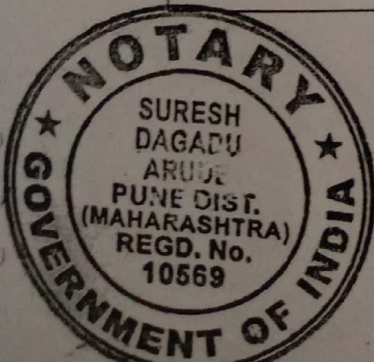
Through It's President

MR. MONTU B. PAHAN
Residing at.: Spicer College, Aundh Road,
Ganesh Khind, Aundh, Pune 411 007.

PAN NO.: AYPPP2698N

HEREINAFTER called as 'The Lessec' (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, agents, workers executors, administrators)

OF THE SECOND PART



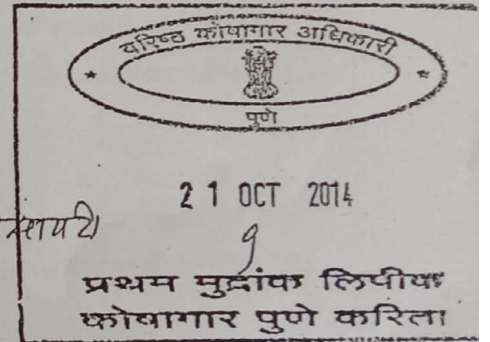


महाराष्ट्र MAHARASHTRA

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LR 619695

दस्तावा प्रकार/अनुच्छेद क्रमांक :
 ॥ दस्त नोंदणी करणार आहेत का ? :
 नोंदणी होणार असल्यास मुख्य निबंधक कार्यालयाचे नांव :
 भिलकांतीचे वर्णन :
 मोबदला रक्कम :
 मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता :
 दुसऱ्या पक्षकाराचे नांव :
 हस्त असल्यास नांव व पत्ता :
 मुद्रांक शुल्क रक्कम :
 मुद्रांक विक्री नोंद वही अनुक्रमंक :
 मुद्रांक विकत घेणाऱ्याची सही :

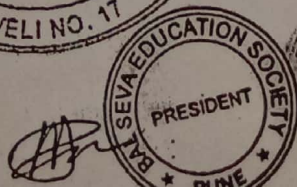
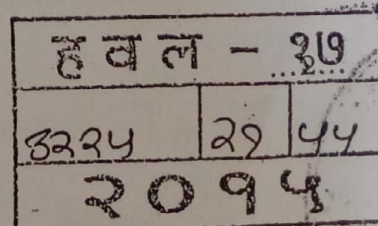
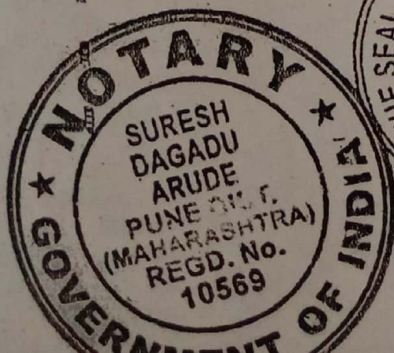


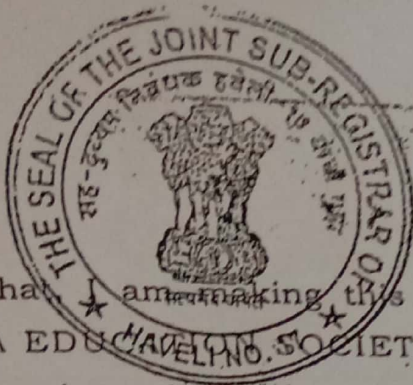
परवानाधारक मुद्रांक विक्रेत्याची सही/पत्ता/ रामकुमार भयराम आगरवाल
 परवाना क्र. २२०९९००
 पत्ता- ३४, ऑप रोड, छडकी, पुणे-२०.

AFFIDAVIT

I, Mr. Montu Pahan, Age 49 years, Occupation - Service, Res. at - Spicer College (Adventist University) Aundh Road, Pune- 411 007, the President of BAL SEVA EDUCATION SOCIETY, Pune do hereby declare and state on solemn affirmation as under :-

1) That, I am a citizen of India and I am a permanent resident of the above mentioned address.





हवेल - २७		
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2) That I am making this affidavit being the President of BAL SEVA EDUCATION SOCIETY, Pune. I hereby state that the said Society is registered under the Bombay Public Trust Act, 1950 bearing registration No. F-22391 and also under Society Registration Act, 1860 bearing registration No. MAH / 1123 / 2006 / PUNE. The copies of the registration certificates are annexed herewith..

3) That, the Society has applied to the CENTRAL BOARD OF SECONDARY EDUCATION for Provisional Affiliation upto Secondary Level of the Bal Seva English Medium school which is run and managed by the Society. All the contents of the said application are true and correct and hence I have signed this affidavit in support of the said application. I hereby further state that the Society is a charitable institution and is of a Non-Proprietary Character.

Whatever stated herein above is true and correct to the best of my knowledge and belief and hence I have signed this affidavit today at Pune on this 3rd day of November, 2014.

I know the Affiant

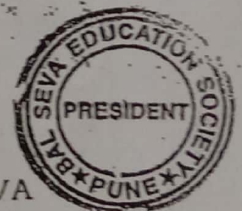
(Signature of Advocate)

Advocate
(Adv. Rohan V. Karkande)
Mah/1908/2009.

Affiant

(Signature of Mr. Montu Pahan)

(Mr Montu Pahan)
The President of BAL SEVA
EDUCATION SOCIETY, Pune



AFFIDAVIT

Solemnly affirmed before me by

Shri. Montu Pahan

who is identified before me by

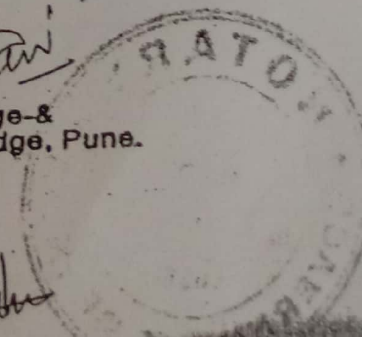
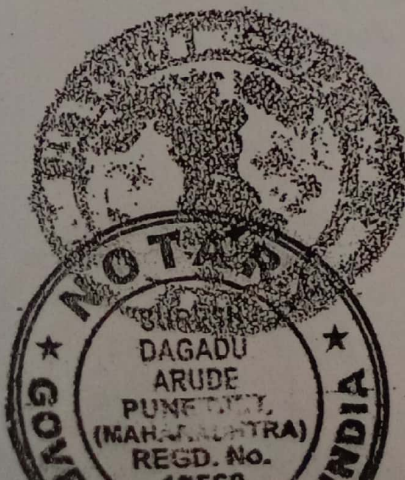
Shri. Rohan V. Karkande

Advocate whom I personally know

(Signature of District Judge)

District Judge &
Addl. Sessions Judge, Pune.

5 NOV 2014





हवल - १७		
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२०९५		

[5]

WHEREAS :

A] All that piece and parcel of the property bearing Survey No. 125/1/1/14 total admeasuring area 0 H.-04 R or ~~2400~~²⁴⁰⁰ Sq.mtrs. originally belongs to Mr Nathu Dhondiba Kudale and Mr. Murari Narayan Gaikwad which they have purchased on date 17/10/1984 from Shri. Shankar Pilaji Kalate by registered Sale Deed which is registered in the office of Sub Registrar Vadgaon Maval Pune vide document Sr. No. 1156/1985 dated 06/04/1985. Since then they have become the owners and occupiers of the above said property.

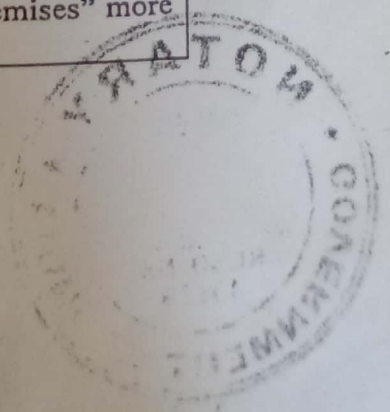
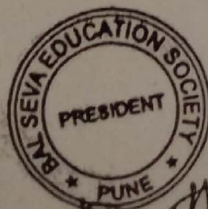
That thereafter they jointly decided to sale the said property hence they appointed and authorised Mr. Montu Pahan and Mrs. Juthika Pahan by registered Irrivocable Power of Attorney which is registered in the office of Sub Registrar Haveli No.14 Pune vide document Sr.No. 756/2006 dated 27/01/2006.

By virtue of the above said Power of Attorney Mr. Montu Pahan and Mrs. Juthika Pahan have occupied the said property and they constructed the building in RCC structure at their own cost and expenses and the said building has been assessed by the PCMC in the name of Mr. Montu Pahan and Mrs. Juthika Pahan as owners and occupiers thereof.

As per clause B and J the above said document the above said persons authorised to sale despose off or to give the said property on lease basis and to receive the consideration or rent thereof.

By virtue of the above said documents Mr. Montu Pahan and Mrs. Juthika Pahan decided to give the said property on Lease basis to and in the name of Bal Seva Education Society for running school Purpose over the said property. (Property which is more particularly described in Schedule)

B] The Parties intend that the LESSEE in relation to its business will take on lease from the LESSORS bearing Survey No. 125/1/1/14 total admeasuring area 0 H.-04 R or ~~400~~²⁴⁰⁰ Sq.mtrs. alongwith RCC Construction thereon 15 Rooms admeasuring 20 x 26 ft. i.e. 7800 Sq.ft. i.e. 724.90 Sq.mtrs. and 04 Rooms admeasuring 15 x 17 ft. i.e. 1020 Sq.ft. i.e. 94.80 Sq.mtrs. alongwith 08 Toilets, 02 Urinals and 02 Offices admeasuring 16 x 16 ft. i.e. 256 Sq.ft. i.e. 23.80 Sq.mtrs. situate, lying and being at Revenue Village 'Wakad' (in Swami Vivekanand Nagar, Kalakhadak, Tathawade/Wakad) Taluka Mulshi, Dist. Pune. (hereinafter referred to as the "Demised Premises" more particularly described in Schedule)





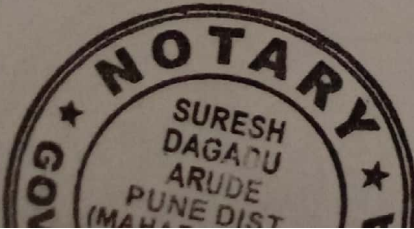
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[6]

C] The LESSORS have agreed to grant the lease of the "Demised Premises" to the LESEE and the LESSEE has granted to take the "Demised Premises" on lease ('Lease') on the following terms and conditions, which have been mutually agreed upon.

NOW THEREFORE in consideration of the mutual covenants and Deed set forth herein, the LESSORS and LESSEE hereby agree as follows :

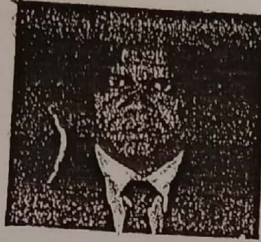
- 1] The LESSORS hereby grant a right to the LESSEE to use "Demised Premises" required by LESSEE in relation right of ingress or egress to/from the "Demised Premises" on all days and at any time during the term of the lease.
- 2] The lease shall initially be for a period of (30) Thirty Years from the date of commencement of this Deed i.e. 01/06/2015 to 31/05/2045.
- 3] The LESSEE will pay LESSORS monthly payment of Rs. 50,000/- (Rupees Fifty Thousand Only) towards the rent on or before 10th day of every month, First payment shall be paid to lessors either as soon as the lessee completes the site installation job or after four months from the date of signing of lease deed, whichever is earlier. The Lessee undertakes to pay actual Electricity Bill during the period of Lease Deed. After commencement of the business. The previous all outstanding bills to be paid by the Lessors and further Govt. Taxes, property taxes and land related taxes will be paid by the Lessors.
- 4] Deposit Amount : The Lessee is required to pay to the Lessors an amount of Rs. 1,00,000/- (Rupees One Lakh Only) as interest free refundable deposit (I.F.R.D.) by Cash/Cheque as interest free refundable deposit The I.F.R.D. will be refunded by the Lessors on vacation of premises and clearing all dues under this Lease Deed and on production proof of such payments.
- 5] Lessors have assured the Lessee that the Lessors have absolute and unrestricted right to give on Lease the "Demised Premises" to the Lessee and execute this Deed as per the terms and conditions contained herein. In the event of there being any defect or deficiency or inadequacy in the Lessors right to execute this Deed and/or give on lease the "Demised Premises" to the Lessee for the purpose contained herein, the Lessee shall have the right to terminate the Deed forthwith by giving 01 MONTH NOTICE to the Lessors and the Lessors will not have any objections to the same.





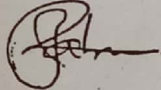
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[11]
IN WITNESS WHEREOF the parties hereto have set and subscribed their signatures on the day, date and month and year as hereinabove written.

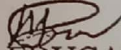


1] Sign : 
[Mr. MONTU B. PAHAN]

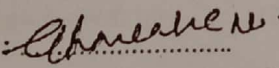


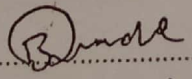
2] Sign : 
[Mrs. JUTHIKA PAHAN]
LESSORS

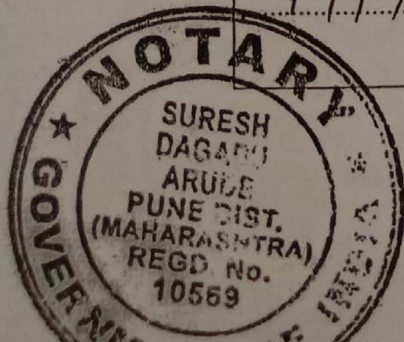


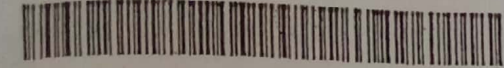
Sign : 
BAL SEVA EDUCATION SOCIETY
Through it's President
[Mr. MONTU B. PAHAN]
LESSEE

WITNESESS :

1. Sign : 
Name : Ghoreate Nitin B.
Address : Sangam Nagar, old
Sangam pune - 27

2. Sign : 
Name : Dr. Baladhe V.K.
Address : University Campus
1/1/D-14 - pune-07





23/05/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 17

दस्त क्रमांक : 3225/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) वाकड

- (1) विलेखाचा प्रकार भाडेपट्टा
- (2) मोबदला 18100000
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 22960780
- (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गांव मीजे वाकड येथील मिळकत यांसी स.नं. 125/1/1/14 यांसी क्षेत्र 00 हे 04 आर किंवा 2400 चौ.मी. जागा मिळकत व त्यावरील आर.सी.सी. मधील बांधकामातील 15 खोल्या यांसी क्षेत्र 20 बाय 26 म्हणजेच 7800 चौ.फुट म्हणजेच 724.90 चौ.मी., 04 खोल्या यांसी प्रत्येकी क्षेत्र 15 बाय 17 म्हणजेच 1020 चौ.फुट म्हणजेच 94.80 चौ.मी. व टॉयलेट व 2 ऑफिस यांसी क्षेत्र 16 बाय 16 म्हणजेच 256 चौ.फुट म्हणजेच 23.80 चौ.मी. मिळकत (भाडेपट्टा मुदत 30 वर्षे) दस्ताचा विषय असे: ((Survey Number : 125/1/1/14 ;)) इतर हक्क :

(5) क्षेत्रफळ

1) 400 चौ.मीटर पोटखोवा क्षेत्र 0.0 हेक्टर. आर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव: बाल सेवा सेवा एज्युकेशन सोसायटी तर्फे प्रेसिडेंट मोन्दु बी. पाहान .. वय:-48; पत्ता:-प्लॉट नं. .., माळा नं. .. इमारतीचे नाव: .. ब्लॉक नं. : स्पायसर कॉलेज रोड, गणेश खिंड, औध पुणे 07, रोड नं. : महाराष्ट्र, पुणे. पिन कोड: 411007 पॅन नं:-AABTB6775A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव: ज्योशिका पाहान .. वय:-42; पत्ता:-प्लॉट नं. .., माळा नं. .., इमारतीचे नाव: .. ब्लॉक नं. : स्पायसर कॉलेज रोड, गणेश खिंड, औध पुणे 07, रोड नं. : महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:-BMIPP8205R

2): नाव: मोन्दु बी. पाहान .. वय:-48; पत्ता:-प्लॉट नं. .., माळा नं. .., इमारतीचे नाव: .. ब्लॉक नं. : स्पायसर कॉलेज रोड, गणेश खिंड, औध पुणे 07, रोड नं. : महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:-AYPPP2698N

(9) दस्तऐवज करून दिल्याचा दिनांक

23/05/2015

मी नक्कल केली

दस्तासोबतची प्रत

(10) दस्त नोंदणी केल्याचा दिनांक

23/05/2015

मी वाचली

श्री./सौ. ज्योशिका पाहान

(11) अनुक्रमांक, खंड व पृष्ठ

3225/2015

मी रुजवात घेतली

यांना दिली असे.

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1033300

क्षरसल वरहुकुम नक्कल

तारीख

23/05/15

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

सह-दुय्यम निबंधक हवेली क्र. 99

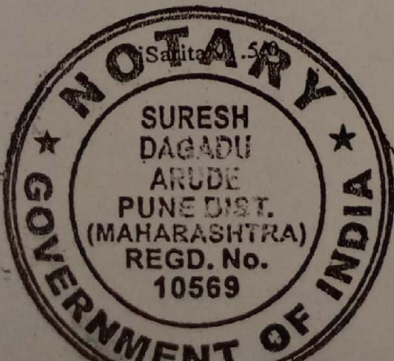
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation and Cantonment area annexed to it.

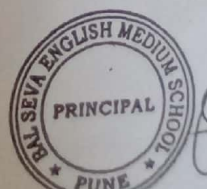


TRUE COPY

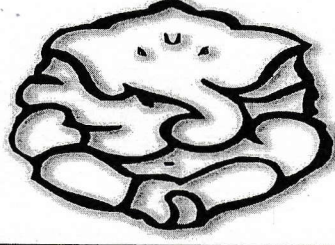


SURESH DAGADU ARUDE
NOTARY, GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGD. NO. 10569

30 MAY 2015



॥ श्री गणेशाय नमः ॥



दस्त नं. :

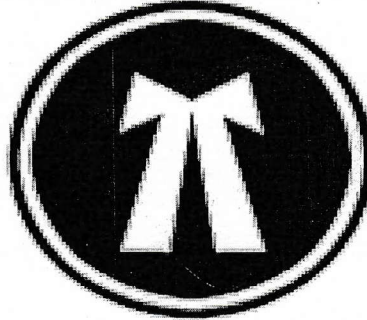
दिनांक : ____/____/____

-: पक्षकाराचे नाव :-

श्री./सौ. _____

पत्ता : _____

फोन : _____



ADVOCATE

अॅड.: श्री.शिवाजीराव आर.मोहिते

(बी.कॉम., एल् एल् बी.)

अॅड.: श्री.अक्षय शिवाजीराव मोहिते

(बी.एस.एल., एल् एल् बी.)

अॅड.: सौ. ऐश्वर्या अक्षय मोहिते

(बी.ए., एल् एल् बी., डी.सी.सी.एल.)

ऑफीस : शॉप नं. ११, अनंत पार्क, धनगरबाबा मंदिरासमोर, युनियन बँकेशेजारी,
मेन रोड, काळेवाडी, श्रीनगर, रहाटणी, पुणे - ४११०१७.

घरचा पत्ता: बळीराज मंगल कार्यालयाच्या पाठीमागे,
बळीराज कॉलनी, रहाटणी, पुणे - ४११०१७

मो. 9822065329, 9970366794

मो. 9527266683, 9579612054

09/11/2023

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SroName : Joint S.R. Haveli 18

Doc No. : 25193/2023

Regn:63m

Village Name : Wakad

Leave and Licenses(36 A)

-
- a) Rs. 20000/- per month for the first 11 months,
b) Rs. 30000/- per month for the next 44 months.

Corporation: Pimpri-Chinchavad, Other details: Land+Building/Shed No:Ground No-1,
Building Name:Bal Seva English Medium School, Play Ground, Block Sector:Wakad,
Pune- 411057, Road:Swami Vivekananda Nagar, Kalakhadak, City:wakad,
District:Pune, Survey Number : 125/1/4/11, Leave and License Months:55

17424 Square Feet

-

Name: Navrang Shankarlal Kumavat Age: 56 Address: Building Name:Devyani
Terrace, Block Sector:Near Arunday Society, Road:Katraj Kondhwa Road, City:Katraj,
District:Pune, State:Maharashtra, Pin:411046 PAN: AFKPK2751D

Name: Mrs Juthika Pahan Age: 50 Address: Block Sector:-, Road:-, City:-,
District:Pune, State:Maharashtra, Pin:411057 PAN:

08/11/2023

09/11/2023

25193/2023

Rs.3850.00/-

Rs.1000/-

-

Thumb Impression of Joint S.R. Haveli 18 :



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3850.00/-	MH010749079202324E	07/11/2023
DHC	Rs. 300/-	1123078421386	07/11/2023
Registration Fee	Rs. 1000/-	MH010749079202324E	07/11/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 08/11/2023 at KALEWADI

Between,

1) **Name:** Mr. Navrang Shankarlal Kumavat, Age : About 56 Years, PAN : AFKPK2751D Residing at: Building Name: Devyani Terrace, Block Sector: Near Arunday Society, Road: Katraj Kondhwa Road, Katraj, Pune, Maharashtra, 411046

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:** Mrs Juthika Pahan, Age : About 50 Years Residing at: Block Sector:-, Road:-, -, Pune, Maharashtra, 411057

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 55 Months commencing from 07/11/2023 and ending on 06/06/2028, 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 her 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 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 55 Months commencing from 07/11/2023 and ending on 06/06/2028



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

a) Rs. 20000/- (Twenty Thousand Only) per month for the first 11 months,

b) Rs. 30000/- (Thirty Thousand Only) per month for the next 44 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 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 her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself and / or her 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 her belongings from the Licensed premises, without recourse to the Court of Law.

11) Miscellaneous: The Licensee should give one month prior Notice before leaving the licensed premises. The Licensed premises is given to the Balseva English Medium School on leave and license bases for its Play Ground for five years and after five years Agreement will be extended for next ten years by will of both the parties. The Area of land which is given on leave and license bases comes under survey no. 125/1/4/11, 125/1/4/2, 125/1/3/16, 125/1/1/1 and 125/1/4/5. Licensee should pay the GST charges also with the License fee of every month.

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






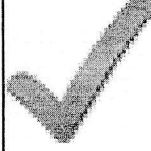

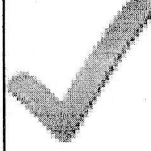
(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. Ground No-1, Built-up :17424 Square Feet, situated on the Floor of a Building known as 'Bal Seva English Medium School, Play Ground' standing on the plot of land bearing Survey Number :125/1/4/11, Road: Swami Vivekananda Nagar, Kalakhadak, Location: Wakad, Pune- 411057, of Village:Wakad, 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
<u>Licensor</u> Mr.Navrang Shankarlal Kumavat Address: Building Name:Devyani Terace, Block Sector:Near Arunday Society, Road:Katraj Kondhwa Road, Katraj, Pune, Maharashtra, 411046			Not Available
<u>Licensee</u> Mrs Juthika Pahan Address: Block Sector:-, Road:-, -, Pune, Maharashtra, 411057			Not Available
<u>Witness of execution of all executants</u> Aishwarya Borhade Address: Building Name:Anant Park, Block Sector:Shree Nagar, Road:Kalewadi Main Road, Rahatani, Pune, Maharashtra, 411017			Not Required
<u>Witness of execution of all executants</u> Shivaji Mohite Address: Building Name:Anant Park, Block Sector:Shree Nagar, Road:Kalewadi Main Road, Rahatani, Pune, Maharashtra, 411017			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiere 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 Navrang Shankarlal Kumavat	08/11/2023 02:31:17 PM	08/11/2023 02:32:24 PM	Navrang Shankarlal Kumavat, Male, 1171736341337690112	
Licensee Mrs Juthika Pahan	07/11/2023 08:06:24 PM	07/11/2023 08:07:08 PM	Juthika Pahan, Female, 1171458305937723392	
Identifier for all executants Aishwarya Borhade	08/11/2023 02:37:36 PM	08/11/2023 02:38:00 PM	Aishwarya Sanjay Borhade, Female, 1171737880345206784	
Identifier for all executants Shivaji Mohite	08/11/2023 03:08:56 PM	08/11/2023 03:09:21 PM	Shivaji Rangnath Mohite, Male, 1169206051922796544	



22/10/2024

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SroName : Joint S.R. Haveli 3
Doc No. : 26208/2024
Regn:63m

Village Name : Wakad

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.1000000/-
(3) Licence Fee	Rs.125940/-
(4) Property Description	Corporation: Pimpri-Chinchavad, Other details: Land+Building/Shed No:NA, Building Name:SUMANGAL, Block Sector:Swami Vivekanand Nagar, Wakad, Pune-411057, Road:Wakad Road, City:wakad, District:Pune, Survey Number : 125/1/1, Leave and License Months:58
(5) Area	600 Square Meter
(6) Assessment or Judi	
(7) Licensor Name and Address	Name: Suresh Dhondiram Jadhav Age: 72 Address: Block Sector:Near Podar School, Road:S No 283, Omkar Colony, Tanaji nagar, City:Chinchwad, District:Pune, State:Maharashtra, Pin:411033 PAN: AAZPJ1622N
(8) Licensee Name and Address	Proprietorship: - BALSEVA ENGLISH MEDIUM SCHOOL Address: Block Sector:Swami Vivekanand Nagar, Road:Wakad Road, City:Wakad, District:Pune, State:Maharashtra, Pin:411057 PAN: through their Proprietor <u>Mrs Juthika Montu Pahan</u> Age: 50; Address: Block Sector:Near Spicer College, Road:Aundh Road, City:Aundh, District:Pune, State:Maharashtra, Pin:411007 PAN:
(9) Date of Execution	21/10/2024
(10) Date of Registration	22/10/2024
(11) Registration Number/Year	26208/2024
(12) Stamp Duty	Rs.20200.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	

Thumb Impression of Joint S.R. Haveli 3 :



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 20200.00/-	MH009406822202425E	07/10/2024
DHC	Rs. 300/-	1024076221884	07/10/2024
Registration Fee	Rs. 1000.00/-	MH009406822202425E	07/10/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 21/10/2024 at KALEWADI
Between,

1) **Name:** Mr.Suresh Dhondiram Jadhav, Age : About 72 Years, PAN : AAZPJ1622N Residing at:
Block Sector:Near Podar School, Road:S No 283, Omkar Colony, Tanaji nagar, Chinchwad, Pune,
Maharashtra, 411033

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) - **BALSEVA ENGLISH MEDIUM SCHOOL** (Proprietorship) Residing at: Block Sector:Swami
Vivekanand Nagar, Road:Wakad Road, Wakad, Pune, Maharashtra, 411057
through Proprietor Mrs Juthika Montu Pahan, Age : About 50 Years Residing at: Block Sector:Near
Spicer College, Road:Aundh Road, Aundh, Pune, Maharashtra, 411007

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 58 Months commencing from
01/06/2024 and ending on 31/03/2029, 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 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 58 Months commencing from 01/06/2024 and ending on 31/03/2029

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 125940(One Lakh Twenty-Five Thousand Nine Hundred and FortyOnly) per month towards the compensation and Rs. 1000000(Ten 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: 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 054375, dated – 25/03/2019 , drawn on the Licensee's Banking Account with Nkgsb co op bank Bank, WAKAD Branch. Amount Rs.500000/-(Five Lakh Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 054438, dated – 20/03/2019 , drawn on the Licensee's Banking Account with Nkgsb co op bank Bank, WAKAD Branch. Amount Rs.500000/-(Five 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 Licensors 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 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 36 months during which neither the Licensor 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 Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor 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 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.

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/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.

13) Miscellaneous: The Premises shall be used for the purpose for the school activities. Licensor and Licensee reserve the right to terminate agreement for any reason by providing 2 months advance written notice after lockin period. The Licensee shall stand terminated in the event of the premises or any part being destroyed, damaged by fire, earthquake, civil war or any part thereof so as to render the premises or any part thereof unfit for use by licensee. Licensee shall be at liberty to fix, install, bring all furniture, fittings, shelves, racks into premises with liberty to remove the same on expiry or termination of agreement or any time during the currency of agreement without causing damage to premises, License fees shall be increased by 3 percentage after completion of every 12 months. License fee water bill shall be payable within 5 to 10 days of the month of agreement. When the Licensee vacates premises he has to revise internal structure of building as it was handed over to him by the Licensor

14) 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)



LEAVE AND LICENSE AGREEMENT

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. NA, Built-up :600 Square Meter, situated on the Floor of a Building known as 'SUMANGAL' standing on the plot of land bearing Survey Number :125/1/1,Road: Wakad Road, Location: Swami Vivekanand Nagar, Wakad, Pune-411057, of Village:Wakad,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.




Name & Address	Photo	Thumb Verified	Digitally signed
Licensors Mr. <u>Suresh Dhondiram Jadhav</u> Address: Block Sector:Near Podar School, Road:S No 283, Omkar Colony, Tanaji nagar, Chinchwad, Pune, Maharashtra, 411033			Not Available
Licensee <u>- BALSEVA ENGLISH MEDIUM SCHOOL</u> (Proprietorship) through her Proprietor <u>Mrs Juthika Montu Pahan</u> Address: Block Sector:Near Spicer College, Road:Aundh Road, Aundh, Pune, Maharashtra, 411007			Not Available
Witness of execution of all executants <u>Akshay Mohite</u> Address: Building Name:Anant Park, Block Sector:Shree nagar, Road:Kalewadi main road, Rahatani, Pune, Maharashtra, 411017			Not Required
Witness of execution of all executants <u>Tejas Hajare</u> Address: Building Name:Anant Park, Block Sector:Shree nagar, Road:Kalewadi main road, Rahatani, Pune, Maharashtra, 411017			Not Required

Admission Of Execution / Identification



LEAVE AND LICENSE AGREEMENT

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.

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)	
<u>Licensor</u> Suresh Dhondiram Jadhav	21/10/2024 08:40:08 PM	21/10/2024 08:40:23 PM	Suresh Dhondiram Jadhav, Male, 1297940056234348544	
<u>licencee</u> - BALSEVA ENGLISH MEDIUM SCHOOL through Proprietor Mrs Juthika Montu Pahan	21/10/2024 08:40:41 PM	21/10/2024 08:41:09 PM	Juthika Pahan, Female, 1171458305937723392	
<u>identifier for all</u> <u>executants</u> Akshay Mohite	21/10/2024 08:50:35 PM	21/10/2024 08:50:55 PM	Akshay Shivaji Mohite, Male, 1167754953945014272	
<u>identifier for all</u> <u>executants</u> Tejas Hajare	21/10/2024 08:51:01 PM	21/10/2024 08:51:22 PM	Tejas Tukaram Hajare, Male, 1205936161220485120	