

महाराष्ट्र MAHARASHTRA

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STUDE # .: 2204114	

पाणी मुद्रत: 31 March, 2013

# LEAVE & LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT IS MADE AT PUNE ON THIS 13th DAY March IN THE YEAR 2013.

Manchi

#### BETWEEN

#### Mrs Minaxi Dadasaheb Bobode

Age - 50 years, Occ. : Service

Residing at :- Munibavasti Dhanori, Pune

#### HEREINAFTER Called as the "LICENSOR"

which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include herself, her heirs, successors, executors, administrators and assigns.

..... PARTY OF THE FIRST PART.

#### Sw. Krishnarao Mane Vidhya Prathsithan Through its President Shr. Popat Sarjirao Mane

Age - 56 years, Occupation - Farming Permanent Address Residing at :- 472/2 Jyotibanagar Kalewadi, Pimpri, Pune 411017 Maharashtra

#### HEREINAFTER Called as the "LICENSEE"

which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include here heirs, successors, executors, administrators and assigns.

#### ..... PARTY OF THE SECOND PART.

WHEREAS the LICENSOR is the owner of the property admeasuring area 5500 Sq. ft. land alongwith 2200 sq ft. ground + two RCC building with ground floor as parking, situated at Survey No. 28 \_\_\_\_, at Munjaba Vasti, Village Dhanori, , Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli along with all common amenities and facilities attached thereof.

AND WHEREAS the Licensee being in need of premises for running school for a on leave and Licensee basis to use and occupy fro residence and there for approached to the Licensor to allow to the and occupy the said property for the periods of 30 years commencing from 01/06/2012 to 01/06/2042.

AND WHEREAS the Licensor has agreed to comply with the request of the Licensee to grant them leave and Licence to use and occupy the said Flat on the terms and conditions mutually agreed upon and which are reduced into writing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AND THIS AGREEMENT OF LEAVE AND LICENCE WITNESSUH AS UNDER

- The Licensor hereby agreed to give the said premises on leave and license basis for the period of 30 years commencing from 01/06/2012 to 01/06/2042.
- 2. That the Licensee shall pay to the Licensor the sum of Rs. Twenty Thousand (Rupees twenty Thousand Only), per month as a compensation for the permission to use and occupy the said premises, along with 5% increase per year and the Licensee shall pay the said Licence fees to the Licensor on or before 7th day of every month.
- That the Licensee shall be utilizing the said property for the purpose of above mentioned activity only and not otherwise.
- 4. That if the Licensee wants to vacate the said property then he has to give on 12 month advance notice to the Licensor.
- That the Licensor has got full rights to inspect the property any time for which the Licensee has got no objection.
- The Licensee will not alter anything in the premises given to the Licensee by the Licensor without written permission from the Licensor.
- That the Licensee shall be utilizing the said property in good and main tenable condition and he shall not be doing any type of illegal activities in the said property which may be harmful to the Licensor.
- That the Licensee will not sub let the said property to any person.
- The Licensee shall keep the said premises clean and safe from fire and other disturbances.
- 11. That this Leave and Licence Agreement is valid for 30 years commencing from 01/06/2012 to 01/06/2042 only and there after the Licensee has to vacate the said property and has to give physical and vacant possession of the said property to the Licenser if the Licensee has desires to continue the said Leave and Licence period then the Licence fee will not be increased for further period.
- The Licensee shall pay the Electricity Charges as per the reading directly to the M.S.E.B. authorities.
- That the Licensor shall pay Municipal Taxes and water charges society charges and other expenses to the concerned authorities.
- 14. That Leave and Licence agreement is made when both the parties herein the safe state of body and mind without taking any intoxicated drugs and without any pressure from any party or person.
- 16. The Licensee has paid the security deposit a sum of Rs. 50000/-(Rupees fifty thousand Only) by cash on to day, the Licensor has agreed to refund the said security deposit after getting the peaceful and vacant possession of the said flat from the Licensee without any interest thereon.

#### SCHEDULE OF THE PROPERTY

parking, situated at Survey No. 28, at Munjaba Vasti, Village Dhanori, Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli along with all common amenities and facilities attached thereof.

IN WITNESS WHEREOF THE LICENSER AND THE LICENSEE HAVE SET THEIR RESPECTIVE HANDS AT PUNE ON THE DAY AND THE YEAR FIRST ABOVE WRITIEN.

Mrs Minaxi Dadasaheb Bobode

10 D Bobade

LICENSOR

Manch Sw. Krishnarao Mane Vidhya Prathsithan Through its President

Shr. Popat Sarjirao Mane LICENSEE

#### WITNESSES:

1. Sign

Name

Stage Meners 18-

Address

Rapage Aur 12

2. Sign

Name

Address

काळाडी दिवान

पावती

Original/Duplicate नीडणी के, :39म Regn.:39M

पावती कं.: 11684

दिनाक: 20/06/2022

गावाचे नाव: धानोरी

इस्त्ऐबजाचा अनुक्रमांकः हवल25-11232-2022

दस्तिऐवनाचा प्रकार: भाडेपट्टा

मादर करणा-याचे नाव: स्व. कृष्णराय माने विद्या प्रतिष्ठात

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मोबदला क. 15000/-

भरलेले मुद्रांक शुल्क : रु. 556500/-

Joint S.B. Haveli 25

सह. बुटयम निबधक हवेली क्र २५ पुणे

1) देशकाचा प्रकार: DHC रक्षम: रा.400/-

बीडी/धनादेश/पे ऑर्डर क्रमांक: 1506202214724 दिनांक: 20/06/2022

बॅंगेले नाव व पत्ताः

2) देवकाचा प्रकार: eChallan रक्षम: 5,30000/-

हीटी/धनादेश/प ऑर्डर क्रमांक: MH003447056202223E विनाक: 20/06/2022

वेंकेने नात व पता:

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(वे) रागांत्र व तरन पेना-मा अभवाराचे व किया दिवाली नापालकाचा हुकुममामा किया आदेश

1) नाम-निमित्त हिरायण रिनरे नम-35 पना अनीट में - पाना में - प्रमारनीय मान- - अनीट में - राह पे डामोरी पूर्व 411015, समापूर, पूर्व, शिव कोच-411015 पंपन-AMCFT8289R 2). सरक-सर्वसर कामामहिक विशेष क्रम-61, प्रमा-अर्थत में 🔍 बाह्य में 🗸 हमागरिके मानः 🧸 करीब में 🔩 रोज 🕏 धानोरी पूर्व 411015, बहाराह, पूर्व, विर बोह-411015 चेर म ACLPTS/IIIA

असम्बाध प्रतिमादिकं कार व प्रता-

(9) शतक्षित्र अनव विभागता (रेगाक 20/06/2022 ZW06/2022

(10)क्स्त नावणी केन्याचा दिनाक (११)अनुसमान,यह र पुत्र

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तुमान पुरू काशर करता किल्कामाना अनुस्तिर :-: (t) within the limits of any Municipal Corporation or any Contomment area answeed to d.

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<sup>[5</sup>D Stamp Duty] [RF Registration Fee] [DHC: Document Handling Charges]



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#### Receipt of Document Handling Charges

PRN

1506202214724

Receipt Date

20/06/2022

Received from NIKHIL HIRAMAN TINGRE, Mobile number 8975257525, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 11232 dated 20/06/2022 at the Sub Registrar office Joint S.R. Havell 25 of the District Pune.

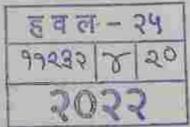
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#### **Payment Details**

Bank Name S	BIN	Payment Date	15/06/2022
Bank CIN 1	0004152022061513507	REF No.	216626382740
Deface No 1	506202214724D	Deface Date	20/06/2022

This is computer generated receipt, hence no signature is required.







हयल - २५ ११२३२ | ५ | २० २०२२

## LEASE DEED

THIS LEASE DEED EXECUTED AT PUNE ON 20" DAY OF JUNE, IN THE YEAR 2022.

#### BETWEEN

t) MR. NIKHIL HIRAMAN TINGRE, Pan No.: AHCPT8289R (UID: 796749176000) Age about 31 years, OCC: Business, R/at S.No. 18 Hiramanik Bungalow, Village Dhanori Pune 411015, and 2) MR. DHANANJAY BABASAHEB TINGRE Pan No.: ACLPT5703A, (UID 591203631042), Age: 57 years, OCC: Business R/at S.No. 18, Village Dhanori Pune 411015.

Hereinafter called the "LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors and administrators) OF THE FIRST PART.

#### AND

SWA KRISHNARAO MANE VIDHYA PRATISTHAN Office at: 472/2, Jotibanagar, Kalewadi, Pune 411017. PAN No. AAKASB306G THROUGH ITS CHARMAN MR. KISHOR POPAT MANE [PAN:BDUPM2509N]

Age: 46 years, Occupation: Business,

Residing at :- S. NO. 74/1/12, Jotibanagar, Kalewadi, Pimpari, Pune 411017.

Hereinafter called the "LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof include his/her helrs, agents, workers, executors and administrators) OF THE OTHER PART.

#### WHEREAS:

A Lessor is the absolute and lawful, owner and in possession of the agricultural landed property and required by the LESSEE for School (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 LESSOR Survey No.19, Hissa No. 1 admeasuring area 02 Hector 96 Aars, Plus Potkharaha admeasuring area 00 Hector 50 Aars, Totally admeasuring area about 03 Hector 46 Aars, Assessment of Rs 62-21 Paise, out of which admeasuring area 600 Sq. mtrs., Situated, lying and being at Revenue Village Dhanori, Taluka Havell, District Pune. (hereinafter referred to as the "Demised Premises" more particularly described in Schedule).

C. The LESSOR has agreed to grant the lease of the "Demised Premises" to the LESSEE 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 LESSOR and LESSEE hereby agree as follows:

प्रमुख अपन २५ ११ व ल - २५ ११ व ल - २५

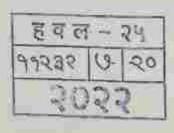
1) The DSOR hereby grapts light to the LESSEE to Be Demised Promises required by 1. SEE in Flagher right of ingress or egress to from the Demised Premises of the lease

- 2) The lease shall initially be for a period of (33) Thirty three Years from the date of commencement of this Deed I.e. 01/01/2022 to 31/12/2055 and be at the sale discretion of the LESSEE will be renewed for the further period of 5 years or more as the case may be.
- 3) The LESSEE will pay LESSOR monthly payment of Rs. 15,000/- (Rupees Fifteen Thousand Only) towards the rent on or before 10th day of every month. First payment shall be paid to Lessor either as soon as the lessee completes the site installation job or after four morths from the date of signing of lease deed whichever is earlier, the monthly rent shall be increase by 10% after every 12 month. 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 Lessor and further Govt. Taxes, property taxes and land related taxes will be paid by Lessor.
- 4) Lessor has assured the lessee that the lessor has absolute and unrestricted right to give on Lease the "Demisec 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 Lessor 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 30 (Thirty) DAYS NOTICE to the lessor and the lessor will not have any objections to the same.

THE LESSOR HEREBY AGREES:

- (a) That the lessee shall be entitled to peacefully and quietly hold and enjoy the Demised premises during the period of the thereof without any eviction, disturbance or interruption by the Lessor or any person or persons claiming by from, through, under or in trust for the lessor or otherwise howsoever.
- (b) To erect, construct and build the premises required School.
- (c) To maintain the Demised Premises in proper condition at their cost by carrying out all kinds of major structural repairs and maintenance in respect of the said Demised premises whenever necessary during the full tenure of this Lease.
- (d) To permit the lessee to renovate and utilize the Demised Premises and lessell or remove the equipments, instruments, fixtures and fittings, air conditioners and the other appliances as required from time to time or lessee business purposes contained herein, in the Demised premises up/installed will be the property the lessee only till the validity of this lesse before the and of this Lease would be the property of the lessee.





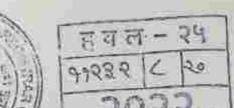
- (e) To allow the security, watchmen, Clerical Staff of the lessee to enter upon the said Demised Premises at all times at all times to maintain and project the installations at the Demised Premises as and when it will be necessary.
- (f) The lessee shall be entitled to unrestricted access for all the 24 hours of the day to the Demised Premises throughout the term of lease and to carry out installation. School etc. from the Demised Premises.

### LESSEE HEREBY AGREES:

- (a) To pay all the statutory does, demands, taxes, charges, payments, costs, etc., in respect of the activity done on Demised Premises to the concerned authorities for the duration of this Deed to enable smooth handover of Demised Premises with or without the construction to the lessor at the end of the Lease Period or if not renewed further.
- (b) The lessee shall keep and maintain the Demised Premises in tunable condition and for that purpose shall attend to all minor repairs including land leveling drainage, fence, disposal of waste materials etc. Lessor will not be responsible for any issue caused due to the same.
- (c) Except to the legal entity, partnership firm wherein lesses is a Partner, Director or any family members of the Lesses, not to sublet, assign, license or otherwise part with tile possession of the whole or any part of the Demised Premises.
- (d) To permit the lessor to enter upon the Demised Premises for inspections, of any structure and/or water lines etc, which may be passing or are to pass through the Demised Premises if the lessor finds it imperative to enter.
- (e) To use the Demised Premises for its business of the School or allied purposes and hand over possession thereof to the Lessor without claiming any right, title or interest in the said Demised Premises or any part thereof, under this Deed on expiration of this Lease Deed period.
- (f) Not to record the name of lessee to City Survey Extract.
- (g) The Second Party hereby confirms that he / she/they shall not create any third party right in respect of the said Premises described in the Schedule hereunder written in favour of any person or party pursuant to the right derived under and by virtue of the hereinbefore recited Agreement to Sell. The Second Party hereby agrees and undertakes to indemnify and keep indemnified and harmless the First Party against any claim or demand made by any person or party either in respect of the said Premises or any part thereof.

#### 5) THE LESSOR UNDERTAKES AND DECLARES THAT:

- (a) The Lessor has good right, title and interest in the Demised Premises and has full power and absolute authority to give the Demised Premises on Lease to the Lessee.
- (b) The Demised Premises are free from all encumbrances, court attachments and other charges of whatsoever nature.
- (c) Whatever may be stated hereinabove, in the event of the Demised Premises or any part thereof being acquisitioned or in the event of the Demised



required to the besson for their own use or if Predicts or any pair theren) the legel to unable to use and occupy the Demises Premises as contemplated at this bood, the leaser has agreed to terminate the Lease without any reason. In such case the lessor has agreed to refund to the lessee the unadjusted joutstanding amount due to the lessee. The Lessee and the Lessor has mutually agreed to this condition as a one of the most important condition of this Lease Deed.

- It is hereby agreed between the parties hereto that the Lessor shall have the right to terminate the lease during the term of this Deed. The lessor has the option to terminate the lease at any time by giving 30 (Thirty) DAYS NOTICE to the Lessee without assigning any reason whatsoever. The lessee will withdraw its installation on its own cost without any damage to the structure of the building.
- 7) immediately upon the earlier terminate on expiry of the lease period as provided herein, the lessee shall hand over the vacant possession of the Demised Premises back to the lessor.
- 8) In case the lessee falls to pay any outstanding amount, which may then be due to the lessor the termination or earlier expiry of this Deed, the lessor shall have the right to retain the possession of structure developed on the Demised Premises until such time as the lessee pays all such amounts. During such period, the lessee shall be liable to pay the monthly payments.
- 9) Any notice required to be served upon any party shall be sufficiently served if delivered to it be registered A.D. post or left at the Demised Premises and duly acknowledged by such party.
- 10) The laws of India shall govern this Deed.
- 11) All dispute and differences that may arise between the parties hereto in relation to these presents or in respect of authentication and/or interpretation hereof or ansing out of or in connection with either during the subsistence of this Deed or after termination thereof, shall be referred to the Civil Court at Pone.
- 12) The parties to this Deed irrevocably submit to exclusive jurisdiction of the Courts in Poona and these Courts will have exclusive Jurisdiction with reference to this Deed.
- 13) No amendment, modification or addition to this Deed shall be effective or binding on the parties unless set forth in writing and executed by them. SCHEDULE

(Description of the Land/Property)

All that piece and parcel of land bearing Survey No.19, Hissa No. 1 admeasuring area 02 Hector 96 Aars, Plus Potkharaba admeasuring area 00 Hector 50 Aars, Totally admeasuring area about 03 Hector 46 Aars, Assessment of Rs 02-21 Paise. out of which admeasuring area 600 sq. mtrs . Situated, lying and being at Revenue Village Dhanori, Taluka Havell, District Pune and within the limits of Pune Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, Punc

On or towards the East By Sr. No. 19/2. On or towards the South : By Sr. No. 19/1, On or towards the West 31 By Sr. No. 19/1, On or towards the North By Sr. No. 19/2





IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL ON THE DAY, MONTH AND THE YEAR FIRST MENTIONED HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED By the within named LESSOR





1) MR. NIKHIL HIRAMAN TINGRE.

And

2) MR. DHANANJAY BABASAHEB TINGRE

SIGNED, SEALED AND DELIVERED By the within named LESSEE





SWA KRISHNARAO MANE VIDHYA PRATISTHAN THROUGH ITS CHARMAN MR. KISHOR POPAT MANE

In the presence of

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Name: Sordi / Seffer Address: Servel / Seffer Yerwada fune - of

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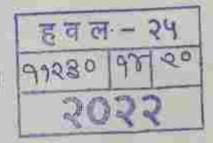
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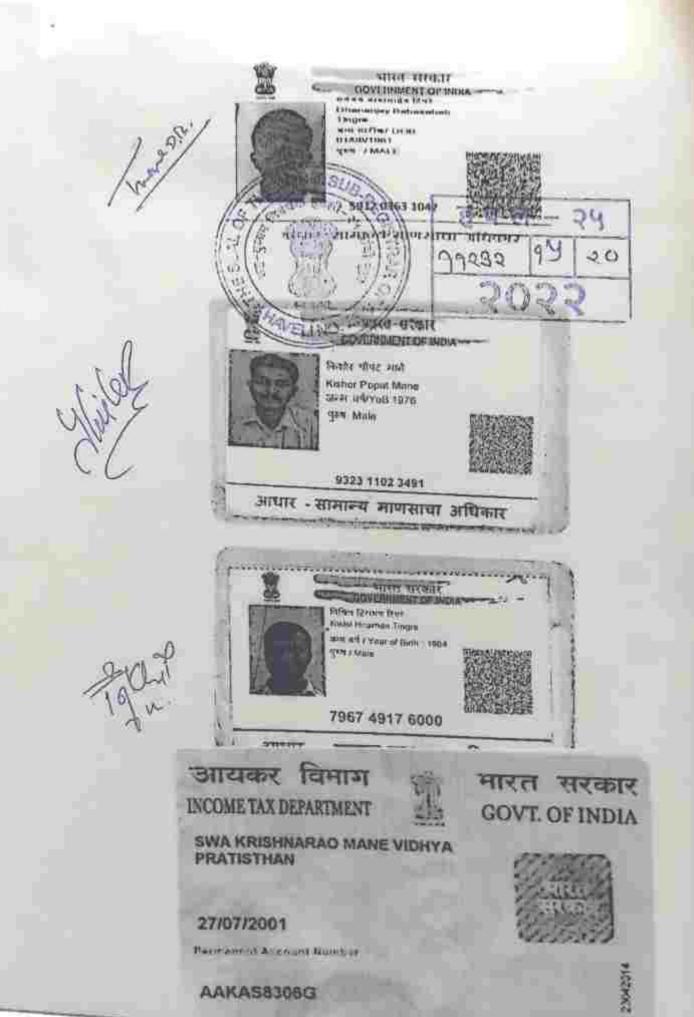


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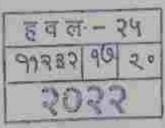
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