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SroName : S.R. Dhaund

Doc No. : 5887/2024

Regn:63m

Village Name : Daund Gramin

- (1) Article Leave and Licenses(36 A)
- (2) Deposit -
- (3) Licence Fee Rs.20000/-
- (4) Property Description Corporation: Pune, Other details: Land+Building/Shed No:TELI MALA, Building Name:CHANADRABHAGHA NAGAR , Block Sector:DAUND PUNE 413801, Road:NEW D P ROAD , City:Daund Gramin , District:Pune, Survey Number : 128/1A, Leave and License Months:60
- (5) Area 4800 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address 1) Name: Pawar Sushant Ambadas Age: 33 Address: Block Sector:DAUND, Road:CHANDRA BHAGA NAGAR, City:DAUND , District:Pune, State:Maharashtra, Pin:413801 PAN: BJNPP8774R
2) Name: Pawar Anant Ambadas Age: 40 Address: Block Sector:DAUND, Road:CHANDRA BHAGA NAGAR , City:DAUND , District:Pune, State:Maharashtra, Pin:413801 PAN: ATOPP9470C
- (8) Licensee Name and Address Trust: Shree siddhivinayak Gramin bahuuddeshiya shikshan sanstha Address: Block Sector:S NO 128/1/A DAUND , Road:BANGALA SIDE TELI MALA , City:DAUND , District:Pune, State:Maharashtra, Pin:413801 PAN: AAHTS6524L through their Authorized Person Pawar Jayant Ambadas Age: 35; Address: Block Sector:NEAR ARIHANT SHOWROOM , Road:NEW DP ROAD , City:DAUND, District:Pune, State:Maharashtra, Pin:413801 PAN:
- (9) Date of Execution 27/12/2024
- (10) Date of Registration 31/12/2024
- (11) Registration Number/Year 5887/2024
- (12) Stamp Duty Rs.3000.00/-
- (13) Registration Fee Rs.500.00/-
- (14) Remark -

Thumb Impression of S.R. Dhaund :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	<u>Rs. 3000.00/-</u>	<u>MH013313198202425P</u>	<u>27/12/2024</u>
DHC	<u>Rs. 300/-</u>	<u>1224275015197</u>	<u>27/12/2024</u>
Registration Fee	<u>Rs. 500.00/-</u>	<u>MH013313198202425P</u>	<u>27/12/2024</u>

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 27/12/2024 at pune

Between,

1) **Name:** Mr. Pawar Sushant Ambadas, Age : About 33 Years, PAN : BJNPP8774R Residing at: Block Sector: DAUND, Road: CHANDRA BHAGA NAGAR, DAUND, Pune, Maharashtra, 413801

2) **Name:** Mr. Pawar Anant Ambadas, Age : About 40 Years, PAN : ATOPP9470C Residing at: Block Sector: DAUND, Road: CHANDRA BHAGA NAGAR, DAUND, Pune, Maharashtra, 413801

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) **Shree siddhivinayak Gramin bahuuddeshiya shikshan sanstha** (Trust) Residing at: Block Sector: S NO 128/1/A DAUND, Road: BANGALA SIDE TELI MALA, DAUND, Pune, Maharashtra, 413801

through Authorized Person Mr. Pawar Jayant Ambadas, Age : About 35 Years, Occupation : Service Residing at: Block Sector: NEAR ARIHANT SHOWROOM, Road: NEW DP ROAD, DAUND, Pune, Maharashtra, 413801

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee 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 Licensee herein is in need of temporary premises for Non-Residential use has/have approached the Licensors 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 12/11/2024 and ending on 11/11/2029, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has 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:-

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 60 Months commencing from 12/11/2024 and ending on 11/11/2029

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs.20000(Twenty 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 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 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 .

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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee 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 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 Licensors 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 Licensors 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 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 Licensee and his/her/their belongings from the Licensed premises, without recourse to the Court of Law.

11) Miscellaneous: the compensation by licensee for the use said premises as rent should be paid to each licensors for alternative month that is licensor MR SUSHANT AMBADAS PAWAR will recive rent for 1 month and next month rent will be paid to MR ANANT AMBADAS PAWAR and so on

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. TELI MALA, Built-up :4800 Square Feet, situated on the Floor of a Building known as 'CHANADRABHAGHA NAGAR ' standing on the plot of land bearing Survey Number :128/1A,Road: NEW D P ROAD , Location: DAUND PUNE 413801, of Village:Daund gramin ,situated within the revenue limits of Tehsil Daund and Dist Pune

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
<u>Licensors</u> <u>Mr.Pawar Sushant Ambadas</u> Address: Block Sector:DAUND, Road:CHANDRA BHAGA NAGAR, DAUND , Pune, Maharashtra, 413801			Not Available
<u>Licensors</u> <u>Mr.Pawar Anant Ambadas</u> Address: Block Sector:DAUND, Road:CHANDRA BHAGA NAGAR , DAUND , Pune, Maharashtra, 413801			Not Available
<u>Licensee</u> <u>Shree siddhivinayak Gramin bahuuddeshiya</u> <u>shikshan sanstha (Trust)</u> through his Authorized Person Mr. <u>Pawar Jayant</u> <u>Ambadas</u> Address: Block Sector:NEAR ARIHANT SHOWROOM , Road:NEW DP ROAD , DAUND, Pune, Maharashtra, 413801			Not Available
<u>Witness of execution of all executants</u> <u>Sanap Navnath</u> Address: Block Sector:pune, Road:kasba peth , Pune, Pune, Maharashtra, 411011			Not Required
<u>Witness of execution of all executants</u> <u>Lande DEVIKA SANJAY</u> Address: Block Sector:RUDRA SOCIETY , Road:BIBVEWADI , Pune, Pune, Maharashtra, 411037			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.



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)	
Licensors Pawar Sushant Ambadas	27/12/2024 05:05:15 PM	27/12/2024 05:06:49 PM	Sushant Ambadas Pawar, Male, 1208925509956165632	
Licensors Pawar Anant Ambadas	27/12/2024 05:06:55 PM	27/12/2024 05:07:14 PM	Anant Ambadas Pawar, Male, 1319186649377755136	
licencee Shree siddhivinayak Gramin bahuuddeshiya shikshan sanstha through Authorized Person Pawar Jayant Ambadas	27/12/2024 05:07:21 PM	27/12/2024 05:07:41 PM	Jayant Ambadas Pawar, Male, 1319186770018521088	
identifier for all executants Lande DEVIKA SANJAY	27/12/2024 05:04:03 PM	27/12/2024 05:04:52 PM	Devika Sanjay Lande, Female, 1310866078046904320	
identifier for all executants Sanap Navnath	27/12/2024 05:07:48 PM	27/12/2024 05:08:07 PM	Navnath Popat Sanap, Male, 1167811549656014848	