

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|----------------|--------------------|------------|
| Stamp Duty | Rs. 22103.40/- | MH001831112202223U | 11/05/2022 |
| Registration Fee | Rs. 1000/- | MH001831112202223U | 11/05/2022 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/05/2022 at PUNE
Between,

1) **Name:** Mrs Errabelli Aarti Rao, Age : About 53 Years, PAN : AAEPE9106F Residing at: Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045

HEREINAFTER called 'the Lessor (which expression shall mean and include the Lessor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Arvind education society's Little Flower English Medium School(Trust)** Residing at: Flat No:OFFICE NO 31, Block Sector:SANGVI, Road:SHITOLE NAGAR, PUNE, Pune, Maharashtra, 411027

through Secretary Mr. Pranav Rao , Age : About 33 Years Residing at: Flat No:308, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045

HEREINAFTER called 'the Lessee' (which expression shall mean and include only Lessee above named).

WHEREAS the Lessor 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 Lessee herein is in need of temporary premises for Non-Residential use has/have approached the Lessor with a request to allow the Lessee herein to use and occupy the said premises on Leave and License basis for a period of 60 Months commencing from 11/05/2022 and ending on 10/05/2027, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor have agreed to allow the Lessee 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 Lessor 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 11/05/2022 and ending on 10/05/2027

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

- a) Rs. 120000/- (One Lakh Twenty Thousand Only) per month for the first 12 months,
- b) Rs. 132000/- (One Lakh Thirty-Two Thousand Only) per month for the next 12 months,
- c) Rs. 145200/- (One Lakh Forty-Five Thousand Two Hundred Only) per month for the next 12 months,
- d) Rs. 159720/- (One Lakh Fifty-Nine Thousand Seven Hundred and TwentyOnly) per month for the next 12 months,
- e) Rs. 175692/- (One Lakh Seventy-Five Thousand Six Hundred and Ninety-TwoOnly) 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. Licensees shall also pay to the Lessor Rs. 100000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 364418, dated – 11/05/2022 , drawn on the Licensee's Banking Account with Bank of maharashtra Bank, New Sangvi Branch. Amount Rs.100000/- (One 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 Lessor.

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 Lessor 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 Lessor 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 Lessor.



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.

10) 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.

11) 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 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/her/their belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: Little Flower English Medium School is run under Arvind Education Society, an Educational Trust incorporated under the Bombay Public Trust Act 1950 and Societies Registration Act 1860.

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. PLOT NO 66 PART, Built-up :1436 Square Feet, Parking:623 Square Foot situated on the G+2 Floor of a Building known as '' standing on the plot of land bearing Survey Number :13/1+2 & C.T.S. Number :1356 PART, Road: SHITOLE NAGAR, Location: OLD SANGVI 411027, of Village:Sangavi,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 Image | Digitally signed |
|---|---|--|------------------|
| Licensor <u>Mrs Errabelli Aarti Rao</u> Address: Flat No:301, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045 |  |  | Not Available |
| Licensee <u>Arvind education society's Little Flower English</u> <u>Medium School (Trust)</u> through his Secretary Mr. <u>Pranav Rao</u> Address: Flat No:308, Floor No:3, Building Name:AZALEA APARTMENT, Block Sector:BANER, Road:NEAR SOLARIS GYM, PUNE, Pune, Maharashtra, 411045 |  |  | Not Available |
| Witness of execution of all executants <u>Phadatare Uday</u> Address: Block Sector:OLD SANGVI, Road:-, PUNE, Pune, Maharashtra, 411027 |  |  | Not Required |
| Witness of execution of all executants <u>Patil Bhatu</u> Address: Block Sector:OLD SANGVI, Road:-, PUNE, Pune, Maharashtra, 411027 |  |  | Not Required |

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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) |
|---|---------------------------|---------------------------------------|---|
| <u>Licensor</u> Mrs Errabelli Aarti Rao | 11/05/2022 02:07:17 PM | 11/05/2022 02:07:32 PM | Errabelli Aarti Rao, Female, XXXX XXXX 7151 |
| <u>licencee</u> Arvind education society's Little Flower English Medium School through Secretary Pranav Rao | 11/05/2022 02:11:33 PM | 11/05/2022 02:11:44 PM | Pranav Rao, Male, XXXX XXXX 5910 |
| <u>identifier for all</u> <u>executants</u> Phadatare Uday | 11/05/2022 02:15:54 PM | 11/05/2022 02:16:23 PM | Uday Arjun Phadatare, Male, XXXX XXXX 5493 |
| <u>identifier for all</u> <u>executants</u> Patil Bhatu | 11/05/2022 02:13:29 PM | 11/05/2022 02:13:38 PM | Bhatu Prakash Patil, Male, XXXX XXXX 9512 |

