

08/02/2024

Index -2

SroName : Joint S.R. Haveli 2

Doc No. : 2402/2024

Regn:63m

Village Name : Wakad

- (1) Article
(2) Deposit
(3) Licence Fee
(4) Property Description
(5) Area
(6) Assessment or Judi
(7) Licensor Name and Address
(8) Licensee Name and Address
(9) Date of Execution
(10) Date of Registration
(11) Registration Number/Year
(12) Stamp Duty
(13) Registration Fee
(14) Remark

Leave and Licenses(36 A)

Rs.45000/-

Rs.45000/-

Corporation: Pimpri-Chinchavad, Other details: Land+Building/Shed No., Floor No.,
Building Name:S.P.English Medium School, Block Sector:Wakad Pune, Road:Adarsh
Colony Wakad, City:wakad, District:Pune, Survey Number : 177, MILKAT NUMBER :
Leave and License Months:60

1794 Square Feet

Name: Kalate Ganesh Balu Age: 33 Address: Block Sector:Wakad, Road:Near datta
mandir wakad, City:Wakad, District:Pune, State:Maharashtra, Pin:411057 PAN:
APIPK0878B

Name: S.P.English School Through Its Chairman Ankush Baban Bodke Age: 50
Address: Block Sector:Bodakewadi, Road:Bodakewadi, City:Bodakewadi,
District:Pune, State:Maharashtra, Pin:411057 PAN: AFSPB9250L

07/02/2024

08/02/2024

2402/2024

Rs.6806.30/-

Rs.1000/-


Thumb Impression of Joint S.R. Haveli 2 :



S. P. English School
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S. P. ENGLISH MEDIUM SCHOOL
Wakad Rd., Wakad, Pune-57



Joint S.R. Haveli 2

2/2402/2024	Registration No. :39M	2:45 PM
Receipt		
Village Name: Wakad	Receipt No.:2439	Date: 08/02/2024
Document No.: HVL2/2402/2024		
Document Type : Leave and Licenses(36 A)		
Presentor Name: . S.P.English School Through Its Chairman Ankush Baban Bodke		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Kalate Ganesh Balu is received for registration.		
Joint S.R. Haveli 2		
Stamp duty of Rs.6806.30/- is paid by GRN MH015088798202324P on 05/02/2024		
Document Handling Charges of Rs.300/- is paid by PRN 0224059315769 on 05/02/2024		
Registration fee of Rs.1000/- is paid by GRN MH015088798202324P on 05/02/2024		
Thumb Impression of Joint S.R. Haveli 2 : 		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		

B. Mar
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Wakad Rd., Wakad, Pune-57



Joint S.R. Haveli 2

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 6806.30/-	MH015088798202324P	05/02/2024
DHC	Rs. 300/-	0224059315769	05/02/2024
Registration Fee	Rs. 1000/-	MH015088798202324P	05/02/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 07/02/2024 at wakad

Between,

1) **Name:** Mr. Kalate Ganesh Balu, Age : About 33 Years, Occupation : Business, PAN : APIPK0878B Residing at: Block Sector:Wakad, Road:Near datta mandir wakad, Wakad, Pune, Maharashtra, 411057

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:** Mr. S.P.English School Through Its Chairman Ankush Baban Bodke, Age : About 50 Years, PAN : AFSPB9250L Residing at: Block Sector:Bodakewadi, Road:Bodakewadi, Bodakewadi, 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 60 Months commencing from 01/01/2024 and ending on 31/12/2028, 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 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:-

[Signature]
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S. P. ENGLISH MEDIUM SCHOOL
 Wakad Rd., Wakad, Pune-57



- 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 60 Months commencing from 01/01/2024 and ending on 31/12/2028
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 45000(Forty-Five Thousand Only) per month towards the compensation and Rs. 45000(Forty-Five Thousand 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:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.45000/-(Forty-Five Thousand 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 Licensor.
- 5) **Maintenance Charges:** That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- 6) **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.
- 7) **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 .
- 8) **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.
- 9) **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.
- 10) **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.

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Wakad Rd., Wakad, Pune-57



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 goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his 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 belongings from the Licensed premises, without recourse to the Court of Law.


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.

SCHEDULE I






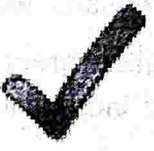


(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. ., Built-up :1794 Square Feet, situated on the . Floor of a Building known as 'S.P.English Medium School' standing on the plot of land bearing Survey Number :177 & MILKAT NUMBER :,Road: Adarsh Colony Wakad, Location: Wakad Pune, 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.


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Wakad Rd., Wakad, Pune-07



Name & Address	Photo	Thumb Verified	Digitally signed
Licensor <u>Mr. Kalate Ganesh Balu</u> Address: Block Sector: Wakad, Road: Near datta mandir wakad, Wakad, Pune, Maharashtra, 411057			Not Available
Licensee <u>Mr. S.P. English School Through Its Chairman Ankush Baban Bodke</u> Address: Block Sector: Bodakewadi, Road: Bodakewadi, Bodakewadi, Pune, Maharashtra, 411057			Not Available
Witness of execution of all executants <u>Balkawade Pratik Sarjerao</u> Address: Block Sector: Thergaon, Road: Dange Chowk, Thergaon, Pune, Maharashtra, 411033			Not Required
Witness of execution of all executants <u>Garade Balaji Arjun</u> Address: Block Sector: Thergaon, Road: Dange Chowk, Thergaon, Pune, Maharashtra, 411033			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainted 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.

S. P. English
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 Wakad Rd., Wakad, Pune-57



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> Kalate Ganesh Balu	07/02/2024 10:29:26 AM	07/02/2024 10:30:12 AM	Ganesh Balu Kalate, Male, 1204652815081299968 
<u>Licensee</u> S.P.English School Through its Chairman Ankush Baban Bodke	08/02/2024 10:55:00 AM	08/02/2024 10:55:24 AM	Ankush Baban Bodke, Male, 1204022980642365440 
<u>Identifier for all executants</u> Balkawade Pratik Sarjerao	07/02/2024 10:36:30 AM	07/02/2024 10:36:45 AM	Pratik Sarjerao Balkawade, Male, 1203239830689501184 
<u>Identifier for all executants</u> Garade Balaji Arjun	07/02/2024 04:49:39 PM	07/02/2024 04:50:04 PM	Balaji Arjun Garade, Male, 1179022555988185088 

S. P. English
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S. P. ENGLISH MEDIUM SCHOOL
Wakad Rd., Wakad, Pune-57



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 7563.00	MH020052827202526U	27/03/2025
ESC	Rs. 300	032627208851	27/03/2025
Registration Fee	Rs. 1080.00	MH020052827202526U	27/03/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 27/03/2025 at PUNE

Between,

1) Name: Ms. Kajale Ganesh Datta, Age: About 35 Years, Occupation: Business, PAN: APTDND782 Residing at Block Sector Wakad, Road: Near Janta Mandir Wakad, Wakad, Pune, Maharashtra, 411007

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

AND

2) Name: M. S. P. English School through its Chairman Anant Subin Datta, Age: About 52 Years, PAN: APTDND782, Residing at Block Sector Sindkhawal, Road Sindkhawal, Sindkhawal, Pune, Maharashtra, 411007

HEREBY/HE called the Licensee (which expression shall mean and include only Licensee above named)

WHEREAS the Licensee is absolutely seized and possessed of and an attorney well and sufficiently authorized to all that constituted either being and denoted in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensee (Promises and also business of giving the said promises of Leave and License made under Section 27 of the Maharashtra Rent Control Act, 1948)

AND WHEREAS the Licensee herein is in need of temporary premises for Non-Residential use therefore approached the Licensee 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 01/01/2025 and ending on 29/12/2030 on terms and subject to conditions hereafter appearing,

AND WHEREAS the Licensee has agreed to allow the Licensee herein to use and occupy the said Licensee premises for the 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:-


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 Wakad Rd., Wakad, Pune-47



- 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 60 Months commencing from 01/03/2026 and ending on 28/02/2031
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 50000(Fifty Thousand Only) per month towards the compensation and Rs. 50000(Fifty Thousand 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:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 50000/- (Fifty Thousand 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 Licensor.
- 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 Licensor 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 Licensor 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 Licensor.
- 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 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.

S. P. English Medium School

HEADMISTRESS

S. P. ENGLISH MEDIUM SCHOOL

Wakad Rd., Wakad, Pune-57



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 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.

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 goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his 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 belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: 2500 SQFT OPEN GROUND.AND 18 ROOMS.


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.

SCHEDULE I

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






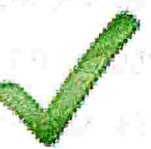


All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. ., Built-up :5764.53 Square Feet, situated on the . Floor of a Building known as 'S.P.English Medium School' standing on the plot of land bearing Survey Number :177 & MILKAT NUMBER .,Road: Adarsh Colony Wakad, Location: Wakad Pune, of Village:Wakad,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.



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S. P. ENGLISH MEDIUM SCHOOL
Wakad Rd., Wakad, Pune-57



Name & Address	Photo	Thumb Verified	Digitally signed
Licensor Mr. Kalate Ganesh Balu Address: Block Sector:Wakad, Road:Near datta mandir wakad, Wakad, Pune, Maharashtra, 411057			Not Available
Licensee Mr. S. P. English School Through Its Chairman Ankush Baban Bodke Address: Block Sector:Bodakewadi, Road:Bodakewadi, Bodakewadi, Pune, Maharashtra, 411057			Not Available
Witness of execution of all executants Bhagvati Parasram Address: Block Sector:SUS, Road:SUS ROAD, MULSHI, Pune, Maharashtra, 411021			Not Required
Witness of execution of all executants Khochade Divya Dinesh Address: Block Sector:OPP INFOTECH PARK, Road:SHREERAM COLONY, WAKAD, Pune, Maharashtra, 411057			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.





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Wakad Rd., Wakad, Pune-57



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 Kalate Ganesh Balu	27/03/2026 01:29:13 PM	27/03/2026 01:29:38 PM	Ganesh Balu Kalate, Male, 1204652815081299968 
Licensee S. P.English School Through Its Chairman Ankush Baban Bodke	27/03/2026 01:05:01 PM	27/03/2026 01:05:58 PM	Ankush Baban Bodke, Male, 1204022980642365440 
Identifier for all executants Bhagvati Parasram	27/03/2026 01:37:07 PM	27/03/2026 01:37:35 PM	Parasram Ayappa Bhagvati, Male, 1167689938785296384 
Identifier for all executants Khochade Divya Dinesh	27/03/2026 01:36:20 PM	27/03/2026 01:36:56 PM	Divya Dinesh Khochade, Female, 1341141344702717952 

[Signature]

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