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SroName : Joint S.R. Haveli 26

Doc No. : 17992/2021

Regn:63m

Village Name : Bhavani Peth

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| (1) Article | Leave and Licenses(36 A) |
| (2) Deposit | Rs.180000/- |
| (3) Licence Fee | Rs.60000/- |
| (4) Property Description | Corporation: Pune, Other details: Apartment/Flat No:6/3, 6/4, Bunglow No 1 and 4, Floor No:Ground and 1st Floor, Building Name:Jay Co Op Housing Society, Block Sector:Bhawani Peth 411042, Road:Bhawani Peth, City:Bhavani Peth , District:Pune, C.T.S. Number : 384, Leave and License Months:60 |
| (5) Area | 10500 Square Feet |
| (6) Assessment or Judi | - |
| (7) Licensor Name and Address | 1) Name: Nasir Akbar Khan Age: 60 Address: Flat No:7, Floor No:1, Building Name:Padamji Park Kalyandas Niwas, Block Sector:Near Padamji Police Chowky, Road:992 New Nana Peth, City:Pune, District:Pune, State:Maharashtra, Pin:411042 PAN: ANRPK7384F 2) Name: Mrs Shaheda Nasir Khan Age: 51 Address: Block Sector:992 New Nana Peth., Road:New Padamji Park, City:Pune, District:Pune, State:Maharashtra, Pin:411042 PAN: BFHPK3994Q |
| (8) Licensee Name and Address | Trust: Navmahrashtra Shikshan Sanstha Address: Flat No:Bunglow No 4, Building Name:Jay Co Op Hsg Society, Block Sector:384 B Bhawani Peth , Road:Bhawani Peth, City:Pune, District:Pune, State:Maharashtra, Pin:411042 PAN: through their P.O.A Mrs Olinda Pereira Age: 76; Address: Flat No:C /606, Floor No:6, Building Name:Manish Darshan, Block Sector:Hadapsar, Road:Near Big Bazaar Fatima Nagar, City:Pune, District:Pune, State:Maharashtra, Pin:411013 PAN: BPJPP7015P |
| (9) Date of Execution | 16/12/2021 |
| (10) Date of Registration | 17/12/2021 |
| (11) Registration Number/Year | 17992/2021 |
| (12) Stamp Duty | Rs.9225.00/- |
| (13) Registration Fee | Rs.1000/- |
| (14) Remark | - |



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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| 527/17992/2021 | Registration No. :39M | 6:13 PM |
| Receipt | | |
| Village Name: Bhavani Peth | Receipt No.:18838 | Date: 17/12/2021 |
| Document No.: HVL26/17992/2021 | | |
| Document Type :Leave and Licenses(36 A) | | |
| Presentor Name: Nasir Akbar Khan | | |
| | Registration Fee: | 1000.00 |
| | Total: | 1000.00 |
| Leave and Licenses Agreement executed by presentor and Mrs Shaheda Nasir Khan Mrs Olinda Pereira is received for registration. | | |
| Joint S.R. Haveli 26 | | |
| Stamp duty of Rs.9225.00/- is paid by GRN MH010250380202122E on 16/12/2021 | | |
| Registration fee of Rs.1000/- is paid by GRN MH010250380202122E on 16/12/2021 | | |
| For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion 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. | | |



Joint S.R. Haveli 26

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|---------------|--------------------|------------|
| Stamp Duty | Rs. 9225.00/- | MH010250380202122E | 16/12/2021 |
| Registration Fee | Rs. 1000/- | MH010250380202122E | 16/12/2021 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/12/2021 at Pune
Between,

1) Name: Mr.Nasir Akbar Khan, Age : About 60 Years, Occupation : Business, PAN : ANRPK7384F Residing at: Flat No:7, Floor No:1, Building Name:Padamji Park Kalyandas Niwas, Block Sector:Near Padamji Police Chowky, Road:992 New Nana Peth, Pune, Pune, Maharashtra, 411042

2) Name: Mrs Shaheda Nasir Khan, Age : About 51 Years, Occupation : Service, PAN : BFHPK3994Q Residing at: Block Sector:992 New Nana Peth., Road:New Padamji Park, Pune, Pune, Maharashtra, 411042

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) Navmaharashtra Shikshan Sanstha(Trust) Residing at: Flat No:Bunglow No 4, Building Name:Jay Co Op Hsg Society, Block Sector:384 B Bhawani Peth , Road:Bhawani Peth, Pune, Pune, Maharashtra, 411042

through Authorized Signatory Mrs Olinda Pereira , Age : About 76 Years, Occupation : Service, PAN: BPJPP7015P Residing at: Flat No:C /606, Floor No:6, Building Name:Manish Darshan, Block Sector:Hadapsar, Road:Near Big Bazaar Fatima Nagar, Pune, Pune, Maharashtra, 411013

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 15/12/2021 and ending on 14/12/2026, 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 15/12/2021 and ending on 14/12/2026
- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensors License fee at the rate of Rs. 60000(Sixty Thousand Only) per month towards the compensation and Rs. 180000(One Lakh Eighty 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.180000/-(One Lakh Eighty 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 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 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 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 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 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.

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 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.

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 and Lessor equally .

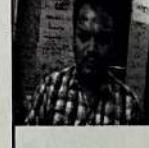
SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Apartment/Flat No. 6/3, 6/4, Bunglow No 1 and 4, Built-up :10500 Square Feet, situated on the Ground and 1st Floor Floor of a Building known as 'Jay Co Op Housing Society' standing on the plot of land bearing C.T.S. Number :384, Road: Bhawani Peth, Location: Bhawani Peth 411042, of Village:Bhavani peth, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune 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>Mr.Nasir Akbar Khan</u> Address: Flat No:7, Floor No:1, Building Name:Padamji Park Kalyandas Niwas, Block Sector:Near Padamji Police Chowky, Road:992 New Nana Peth, Pune, Pune, Maharashtra, 411042 |  |  | Not Available |
| Licensor <u>Mrs Shaheda Nasir Khan</u> Address: Block Sector:992 New Nana Peth., Road:New Padamji Park, Pune, Pune, Maharashtra, 411042 |  |  | Not Available |
| Licensee <u>Navmaharashtra Shikshan Sanstha (Trust)</u> through her Authorized Signatory <u>Mrs Olinda Pereira</u> Address: Flat No:C /606, Floor No:6, Building Name:Manish Darshan, Block Sector:Hadapsar, Road:Near Big Bazaar Fatima Nagar, Pune, Pune, Maharashtra, 411013 |  |  | Not Available |
| Witness of execution of all executants <u>Parveen Mohammad Shaikh</u> Address: Block Sector:239 Bhavani Peth, Road:Bhavani Peth, Pune, Pune, Maharashtra, 411042 |  |  | Not Required |
| Witness of execution of all executants <u>Imran mohammed Rafiq Khan</u> Address: Block Sector:Bhavani Peth, Road:Bhavani Peth, Pune, Pune, Maharashtra, 411042 |  |  | 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) |
|----------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Licensor Nasir Akbar Khan | 16/12/2021 06:33:39 PM | 16/12/2021 06:34:15 PM | Nasir Akbar Khan, Male, XXXX XXXX 7849  |
| Licensor Mrs Shaheda Nasir Khan | 16/12/2021 06:35:53 PM | 16/12/2021 06:37:43 PM | Shaheda Nasir Khan, Female, XXXX XXXX 9574  |
| licensee Navmaharashtra Shikshan Sanstha through Authorized Signatory Mrs Olinda Pereira | 16/12/2021 06:25:57 PM | 16/12/2021 06:27:09 PM | Olinda Pereira, Female, XXXX XXXX 6528  |
| identifier for all executants Parveen Mohammad Shaikh | 16/12/2021 06:42:21 PM | 16/12/2021 06:44:11 PM | Parveen Mohammad Shaikh, Female, XXXX XXXX 3466  |
| identifier for all executants Imran mohammed Rafiq Khan | 16/12/2021 06:45:21 PM | 16/12/2021 06:47:29 PM | Imran Mohammed Rafiq Khan, Male, XXXX XXXX 7450  |

