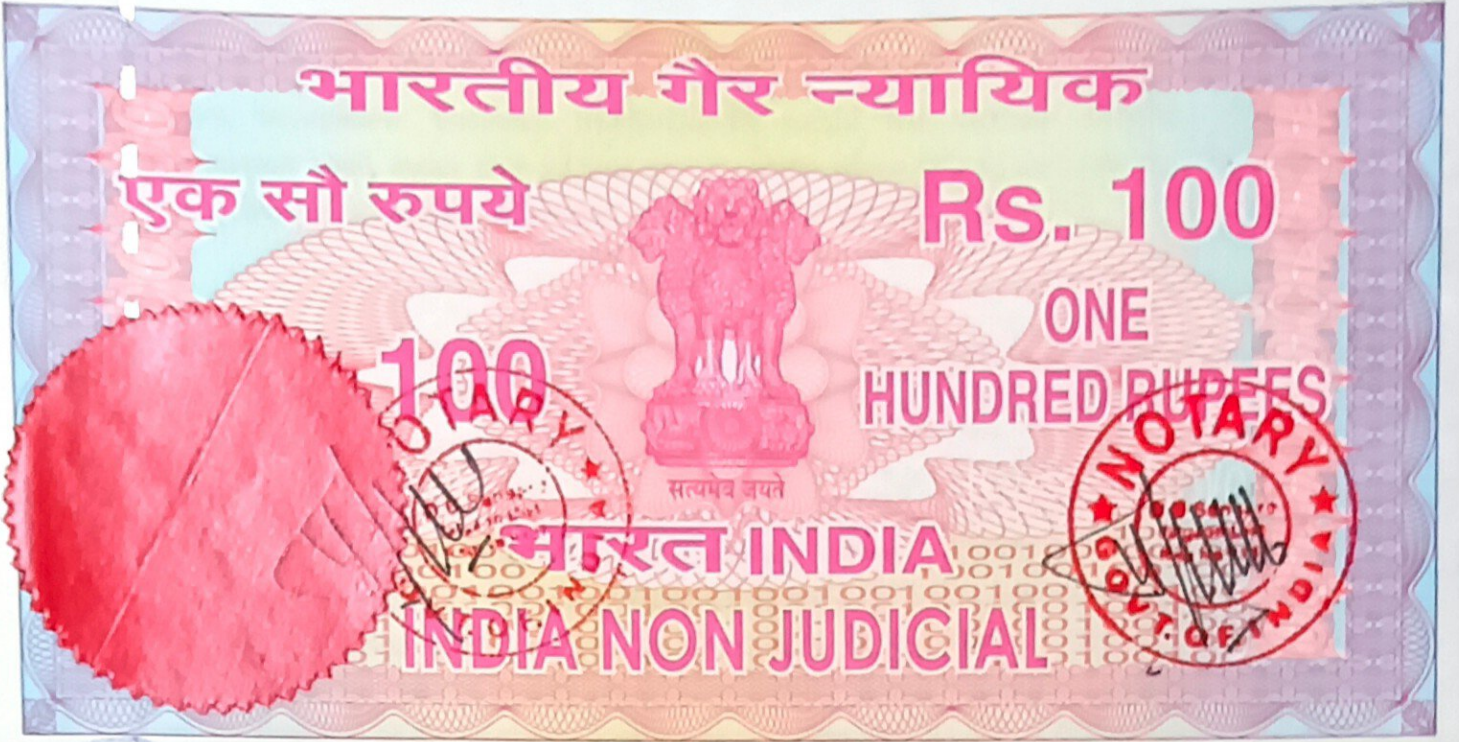




महाराष्ट्र MAHARASHTRA

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दस्तावेज प्रकार / अनुबंध (Nature of document)	
दस्तावेज नोंदणी करणार आहे (Whether it is to be Registered)	
नोंदणी होणार असल्यास (If Registrable Name of)	अश्विनी नंद
मिळकतीचे वर्णन (Property Description)	
मोबदला रक्कम (Consideration)	
मुद्रांक विकत घेणारा (Stamp Purchaser)	अश्विनी नंद
दस्तावेज घेणाऱ्याचे नाव (Name of the other)	सिद्धिदासाची प्रत्येक वंशज
दस्तावेज असल्यास त्याचे नाव (If through other person)	बाहुल चिंतेन वंशज वंशज
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	900/-
मुद्रांक विक्री नोंद येत आहे (Serial No./Date)	983/39/10/2024
मुद्रांक विकत घेणाऱ्याची सही (Stamp Purchaser's sign/Date)	Rahant
गमनाधारक मुद्रांक विक्रेत्याची सही व क्रमांक (Notary Public's sign/No.)	
गमनाधारक मुद्रांक विक्रीचे ठिकाण / पत्ता (Notary Public's Address)	

This Document Contains 04 Pages
Registered at No. 01 Page No. 289
Serial No. 2018 Date 24.8.24

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 23/07/2024 at Bhusawal

BETWEEN,

President, Tapti Education Society, Bhusawal. Dist - Jalgaon, Age: About 56

Years, Occupation: Business, HEREINAFTER called 'the Licensors' (which expression shall mean and include the Licensors above named as also his respective heirs, successors, assigns, executors and administrators)

AND

Principal, Tapti Public School, Bhusawal. Dist - Jalgaon, Age: About 47 Years, Occupation: Principal, 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, Survey no. 178/4 and 178/5 along with the playground, comprised in Bhusawal Municipal corporation, being unit described in Schedule 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 her use has 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 Months commencing from 23/07/2024 and ending on 22/07/2039, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his aforesaid educational 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 hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 15 years commencing from 23/07/2024 and ending on 22/07/2039.

2) Rent:

That the Licensee shall pay to the Licensors Rs. 12,00,000/- (Twelve Lakh only) Per year towards the compensation for the use of the said licensed premises. The



amount of yearly compensation shall be payable on the first date of the concerned year of Leave and License. It is solely my responsibility. If I fail to do so, the licensee shall pay 10% interest per year on the amount, and I shall not have any objection over it.

3) Maintenance Charges:

That the Licensee/s 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 Licensee. The expenses and maintenance cost on part of electricity shall be borne by the Licensee. The Licensee shall be sole responsible for the disconnection of electricity and related expenses while leaving the property.

4) Use: That the Licensed premises shall only be used by the Licensee for educational purpose only. 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.

5) 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.

6) 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.

7) Inspection: That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

8) Cancellation: That, if the Licensee commits default in regular and punctual payments of yearly 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.

9) **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.

10) **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 it is made and agreed upon in respect of Leave and Licensee Act.

SCHEDULE:

(Being the correct description of The Property which is the subject matter of these presents)

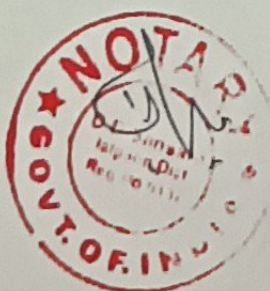
All that constructed portion Survey no. 178/4 and 178/5 along with the playground, comprised in Bhusawal Municipal Corporation.

This agreement is made for fifteen years under Leave and Licensee Act, from the date of registration, under no external pressure and knowing all the conditions thereof.

Place: Bhusawal

Date:

<i>N. Path</i> Licensee Principal, ... Tapti Public School (Principal, Tapti Public School, Bhusawal) BHUSAVAL	<i>A. Chale</i> Licensor ... PRESIDENT Tapti Education Society Bhusawal (President, Tapti Education Society, Bhusawal)
Witness 1. <i>S. S. C. Sahji</i> 2. <i>PM</i>	



Signed Before Me

Adv. Dilip D. Sansare
Notary Public Govt. of India New Delhi
Regd. No. 9137
Bhusawal
Dist. Jalgaon Mob. 9823601994

Adv. Dilip D. Sansare
Notary Public Govt. of India New Delhi
Mahatma Gandhi Complex 2nd Floor,
Office No. 11 Opposite Of Bhusawal City Court
Bhusawal Dist. Jalgaon Mob. 9823601994

2 AUG 2024

