


159/10313/2019	Registration No. :39M	6:41 PM
<b>Receipt</b>		
Village Name: <b>Aurangabad Shahar</b>	Receipt No.:13175	Date: 17/10/2019
Document No.: <b>ARB2/10313/2019</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presenter Name: <b>Dr Hegdewar Smarak Seva Nidhi Trustee Patel Devjibhai Parbhatbahi</b>		
	Registration Fee:	<b>1000.00</b>
	Total:	<b>1000.00</b>
Leave and Licenses Agreement executed by presenter and Mrs Babasaheb ambedkar vidyakiya pratishthan Authorized Signotary Dr Mrs Vaishali Rajendra Khadke is received for registration.		
<b>Joint S.R. Aurangabad 2</b>		
Stamp duty of Rs.1800.00/- is paid by GRN <b>MH007371783201920E</b> on <b>15/10/2019</b> Registration fee of Rs.1000/- is paid by GRN <b>MH007371783201920E</b> on <b>15/10/2019</b>		
Thumb Impression of Joint S.R. Aurangabad 2 : 		
<b>For Information:-</b> 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.		



17/10/2019

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SroName : Joint S.R. Aurangabad 2

Doc No. : 10313/2019

Regn:63m

### Village Name : Aurangabad Shahar

(1) Article	Leave and Licenses(36 A)
(2) Deposit	-
(3) Licence Fee	Rs.12000/-
(4) Property Description	Corporation: Aurangabad, Other details: Land+Building/Shed No:00, Floor No:Ground +First + Second, Building Name:Bhagya Nagar, Block Sector:Aurangabad, Road:Samarth Nagar Road, City:Aurangabad, District:Aurangabad, C.T.S. Number : 20237 & 20265/7, Ward no. : -, Leave and License Months:60
(5) Area	1037.5 Square Meter
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Dr Hegdewar Smarak Seva Nidhi Trustee Patel Devjibhai Parbhatbahi Age: 70 Address: Block Sector:AURANGABAD, Road:BANSILAL NAGAR, City:AURANGABAD, District:AURANGABAD, State:MAHARASHTRA, Pin:431001 PAN: AAATD2041E
(8) Licensee Name and Address	Name: Mrs Babasaheb ambedkar vidyakiya pratishthan Authorized Signotary Dr Mrs Vaishali Rajendra Khadke Age: 49 Address: Block Sector:Dargah Road, Road:Tirupati Residency , City:AURANGABAD, District:AURANGABAD, State:MAHARASHTRA, Pin:431001 PAN: ABPPK6820J
(9) Date of Execution	15/10/2019
(10) Date of Registration	17/10/2019
(11) Registration Number/Year	10313/2019
(12) Stamp Duty	Rs.1800.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Aurangabad 2 :



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1800.00/-	MH007371783201920E	15/10/2019
Registration Fee	Rs. 1000/-	MH007371783201920E	15/10/2019

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 15/10/2019 at AURANGABAD

Between,

1) **Name:** Mr.Dr Hegdewar Smarak Seva Nidhi Trustee Patel Devjibhai Parbhatbahi , Age : About 70 Years, PAN : AAATD2041E Residing at: Block Sector:AURANGABAD, Road:BANSILAL NAGAR, AURANGABAD, AURANGABAD, MAHARASHTRA, 431001

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:** Mrs Babasaheb ambedkar vidyakiya pratishthan Authorized Signotary Dr Mrs Vaishali Rajendra Khadke, Age : About 49 Years, PAN : ABPPK6820J Residing at: Block Sector:Dargah Road, Road:Tirupati Residency , AURANGABAD, AURANGABAD, MAHARASHTRA, 431001

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 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 01/09/2019 and ending on 31/08/2024, 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 her aforesaid 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 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 01/09/2019 and ending on 31/08/2024



**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 12000(Twelve 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 Licensor.

**4) 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.

**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 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.

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

**12) Miscellaneous:** The licencor hereby grants leave and license to the licensee to enter into the said premises and use the same for Hostel for students of Dr Hedgewar College of Nursing and to the prop Shri Ramchandra Institute of Medical Science

**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.

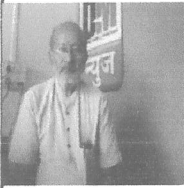





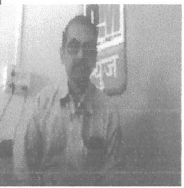

### SCHEDULE I

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

All that constructed portion being Residential unit bearing Land+Building/Shed No. 00, Built-up :1037.5 Square Meter, situated on the Ground +First + Second Floor of a Building known as 'Bhagya Nagar' standing on the plot of land bearing C.T.S. Number :20237 & 20265/7 & Ward no. :-,Road: Samarth Nagar Road, Location: Aurangabad, of Village:Aurangabad shahar ,situated within the revenue limits of Tehsil Aurangabad and Dist Aurangabad and situated within the limits of Aurangabad 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
<b><u>Licensor</u></b> <u>Mr. Dr Hegdewar Smarak Seva Nidhi Trustee</u> <u>Patel Devjibhai Parbhatbahi</u> <b>Address:</b> Block Sector:AURANGABAD, Road:BANSILAL NAGAR, AURANGABAD, AURANGABAD, MAHARASHTRA, 431001			Not Available
<b><u>Licensee</u></b> <u>Mrs Babasaheb ambedkar vidyakiya pratishthan</u> <u>Authorized Signotary Dr Mrs Vaishali Rajendra</u> <u>Khadke</u> <b>Address:</b> Block Sector:Dargah Road, Road:Tirupati Residency , AURANGABAD, AURANGABAD, MAHARASHTRA, 431001			Not Available
<b><u>Witness of execution of all executants</u></b> <u>Phad Govind Vishnu</u> <b>Address:</b> Flat No:PLOT NO 25, Floor No:-, Building Name:-, Block Sector:GARKHEDA, Road:NEAR GANPATI TEMPLE JAYBHAVANI NAGAR, AURANGABAD, Aurangabad, Maharashtra, 431005			Not Required
<b><u>Witness of execution of all executants</u></b> - <u>Suhas Padmakar Vaidya -</u> <b>Address:</b> Flat No:-, Floor No:-, Building Name:-, Block Sector:AURANGABAD, Road:Jyoti Nagar, AURANGABAD, Aurangabad, Maharashtra, 431001			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 No,Photo)	
<b>Licensor</b> <u>Dr Hegdewar</u> <u>Smarak Seva</u> <u>Nidhi Trustee</u> <u>Patel Devjibhai</u> <u>Parbhatbahi</u>	15/10/2019 01:36:21 PM	15/10/2019 01:36:47 PM	Devjibhai Parbat Patel, Male, XXXX XXXX 9730	
<b>Licensee</b> <u>Mrs Babasaheb</u> <u>ambedkar</u> <u>vidyakiya</u> <u>pratishthan</u> <u>Authorized</u> <u>Signotary Dr</u> <u>Mrs Vaishali</u> <u>Rajendra</u> <u>Khadke</u>	15/10/2019 01:34:54 PM	15/10/2019 01:35:18 PM	Vaishali Rajendra Khadke, Female, XXXX XXXX 5190	
<b>Identifier for all</b> <u>executants</u> <u>Phad Govind</u> <u>Vishnu</u>	15/10/2019 01:42:14 PM	15/10/2019 01:43:15 PM	Govind Vishnu Phad, Male, XXXX XXXX 4385	
<b>Identifier for all</b> <u>executants</u> <u>- Suhas</u> <u>Padmakar</u> <u>Vaidya -</u>	15/10/2019 01:37:45 PM	15/10/2019 01:38:19 PM	Suhas Padmakar Vaidya, Male, XXXX XXXX 2015	

