



महाराष्ट्र MAHARASHTRA

2022

30AA 679279

अनुक्रमांक 23e8y दिनांक 02/11/22
मुद्रांक कोषागारा कार्यासाठी वापरण्याचा आहे शासिकाकामी
मुंबई मुद्रांक अधिनियम 1924 चे अनुच्छेद क्र.
मुद्रांक वापरणाऱ्याचे संपूर्ण नांव आनंदी मासुगी नलवडे
संपूर्ण पत्ता पानमकेवडी
हस्त खोवतीचे संपूर्ण नांव व पत्ता
रुपये



Handwritten signature

नितीन प्रह्लाद यादव
परवाना क्र. 2309099

ठिकाण - वाळू नं. 2, गोविंद फाट्या, सातारा

पत्ता - मधुत कॉलनी, देगांव रोड, नविन स्वयंसेवक, सातारा.

मुद्रांक वापरणी / हस्त खोवतीची आहे

ज्या कारणासाठी आंजी मुद्रांक खरेदी केला त्याच कारणासाठी मुद्रांक खरेदी केला जाणार आहे. महिन्यात वापरणे बंधनकारक आहे.



AGREEMENT OF LEAVE & LICENCE

This agreement of leave & license made and executed at Satara on this 9th JUNE 2022

BETWEEN

Shri Nlawade Ananda Maruti
Age-49 Years, Occupation – Job
House No 224, At -Ramnagar, Post- Varye,
Tal & Dist- Satara , 415015.

HERINAFTER called and referred to as :THE LICENSOR”(which expression unless it is repugnant to the meaning and context shall mean and include his heirs, executors, administrators and assigns)

---THE PARTY OF THE FIRST PART.

AND

Secretary
Samart Educational Trust
Nishant Arvind Gavali
Arvind Gavali College of Engineering
At/post- Panmalewadi, Tal- Satara, Dist- Satara, 415015

HEREINAFTER called and referred to as "THE LICENSEE" (which expression unless, it be repugnant to The meaning and context shall mean and include his heirs, executors, administrators and assigns)

---THE PARTY OF THE SECOND PART.

AND WHEREAS the licensor is owner and occupier of Flat property being House No 224, At -Ramnagar, Post- Varye, Tal & Dist- Satara is the subject matter of this Agreement and the said property more particular described in the schedule written her in below along with fittings and fixtures and the electrical appliances and herein after referred as the :House Property"

AND WHEREAS the erstwhile Bombay Rent ACT, 1947 was replaced by the Maharashtra Rent Control Act, 1999 which come to the effect from 1/4/2000 (herein after called the "Said new Act") and by virtue of which section 13 A2 and part 11 A of the previous act was duly amended and inserted as section 24 in the said new Act.

AND WHEREAS the Licensee is desirous of obtaining on temporary basis a Residential premises for his residence and therefore he approached the Licensor and requested him to grant the permission for Residential use and occupation of the said House property for his residential use together with fittings and fixtures therein on leave and license basis for period of 05 (Five) years only, and the licensor herein has agreed to grant the permission to the licensee herein to use and occupy the said House Property together with all the fittings and fixtures such as Tubes number-16, Bulbs number-08 and Fan -10 number therein for period of 05 (Five) years, on leave and license basis on the terms and conditions which have been mutually agreed upon and between the parties and which are as follows:-

NOW THEREFORE THIS AGREEMENT OF LEAVE AND LICENCE WITNESS AS FOLLOWS:-

1. The Licensor hereby granted to the licensee and his Family Member to occupy for the purpose of the Residential use of the said House No224together with all the fittings and fixtures therein on leave and license basis for a period of 5 (Five) years only, commencing from 9th June 2022 and shall expire on 8th June 2027
2. A) The Licenses herein has agreed to and shall pay to the licensor the amount of compensation / license fee of Rs. 1,50,000/- (Rupee One Lakh Fifty Thousand Only) per year before 10th day of each year.
B) **SECURITY DEPOSITE:** The Licensee has agreed to pay Ra. 1, 00,000/- (Rupee one Lakh Only) Vide Cheque No. ---State Bank of India Satara towards the interest free security deposits and accordingly the Licensee has paid the said amount in cash today before the execution of this Agreement.
3. The Licensor shall pay all the House property taxes and all other taxes
4. The licensee shall keep the interior i.e. fittings and fixtures, paint, furniture of the said House in good condition during the period of license and shall be responsible for the ordinary maintenance of the fittings and fixtures, paint, furniture in the said House.
5. The Licensee shall pay all the electrical bills along with M.S.E. D. C.L Meter rent as per reading in the electric meter as per the bills directly to M. S.E.D. C.L and shall be responsible to pay the same regularly and punctually and shall give the receipt of the payment of M.S.E.D.C.L. Bill to the Licensor.

6. The Licensee shall not make any structural alteration and permanent construction in the said flat area and House or any part there to, without the previous consent in writing of the Licensor.
7. The Licensee shall not assign, transfer or otherwise part with the possession of the said licensed premises or any part thereof to any other person at any time during the continuance of the license. The license premises shall use for him and his family members.
8. The Licensee shall permit the Licensor or his duly authorized agent to enter and inspect the said licensed Premises at any time during the existence of the agreement. The Licensee shall compensate any breakage or damage to the said House property and the fitting and fixtures therein along with the paint caused during the existence of this agreement.
9. It is hereby agreed between the parties that if the Licensee commits default in payment of Electricity charges, as aforesaid and / or commit breach of any of the terms and conditions of this agreement, the Licensor shall be entitled to revoke and terminate the Licensee by giving one month notice in writing to the licensee at his address and the licensee shall within the said period remove all his belongings and articles, things etc. In the said licensed premises and shall hand over vacant, peaceful possession of the said House property to the Licensor without any excuse. If the Licensee fail to comply with any such notice and /or fails to remove himself and his things and articles. The Licensor shall, without being in any manner liable for any damage or loss that may be caused to remove the same without any recourse to legal remedy.
10. The License shall remain in force for period of 4(Four) years commencing from 9th June 2022 and shall expire on 8th June 2027 on expiry of the period of license, in case Licensee desire to vacant the licensed premises before the expiry of the license period, the Licensee shall give one month before the expiry of the license period, the Licensee shall give one month in writing in advance to the Licensor intimating his desire to vacant the premises, and the Licensor on receipt of vacant and peaceful possession of the licensed premises in good and habitable condition from the Licensee.
11. The licensee is aware of the fact that there is no intention of creating any tenancy in the said Licensed Premises or any part thereof, on the rental basis as per provisions of Bombay Rent Act and the licensee shall remain to be licensee in the Licensed Premises and shall not become the tenant as defined in the Bombay Rent Act, under any circumstances and the Licensee shall not claim to be the tenant of the said premises during the existence of this agreement or any time thereafter.
12. This Licensee shall use the said Licensed Premises and fittings, fixtures, Electrical appliances therein for his lawful Residential purpose only and the licensee shall use the said House Property in such manner so as not to cause any nuisance or annoyance to the neighboring or other owner or occupiers. The Licensee shall not store any hazardous or inflammable articles in the said Licensed Premises or new done any illegal Use of the said House Property.
13. This Agreement shall be subject to the jurisdiction of Court in district Satara city only.



SCHEDULE
THAT SCHEDULE OF HOUSE ABOVE REFERRED

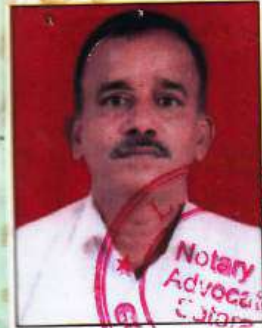
House No 224, At -Ramnagar,Post- Varye, Tal & Dist- Satara

IN WITNESS WHERE OF THE LICENSOR AND THE LICENSEE HAVE SET THERE HANDS ON THE DAY AND DATE MENTIONED HEREIN ABOVE.

1.

Shri Nlawade Ananda Maruti
Age-49 Years, Occupation – Job
House No 224, At -Ramnagar,Post-
Varye, Tal & Dist- Satara
LICENSOR


SIGNATURE



2.

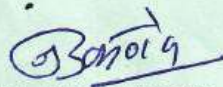
Secretary
Smart Educational Trust
Nishant Arvind Gavali
Arvind Gavali College of Engineering
At/post- Panmalewadi, Tal- Satara, Dist- Satara,
415015


SIGNATURE



WITNESS:-

SIGN-



NAME- Shri Nitin Uttam Kanase

ADDRESS- Arvind Gavali College of Engineering,
Panmalewadi, Satara

SIGN-



NAME- Shri Mahesh Bhanudas Shinde
ADDRESS- At- Panmalewadi , Post- Varye,
Tal & Dist- Satara



BEFORE ME

SHRI. L. M. BHOI
NOTARY & ADVOCATE
S-5, Gudmhar Residency,
63/1/EH, Shukrawar Peth, Satara
Mob. 9823083469
Reg. No. 5223

Noted & Registered
at Serial No. **763**
Date: **18 APR 2023**



