



Department of Registration & Stamps
Government of Maharashtra

E-Registration of Leave and License Agreement

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(Document Required)

Owner, Tenant & Two Witnesses Aadhaar & Pan-Card

Property Details

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Mr. Amit Deokar

Email: amitdeokar15@gmail.com

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POLICE VERIFICATION/GST REGISTRATION

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SroName : Joint S.R. Haveli 3

Doc No. : 7733/2023

Regn:63m

Village Name : Lohgaon

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.60000/-
- (3) Licence Fee a) Rs. 36000/- per month for the first 12 months,
b) Rs. 39600/- per month for the next 12 months.
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:S 402, Floor No:4, Building Name:Rohan Mithila, Block Sector:Viman Nagar - 411014, Road:New Viman Nagar Road, City:Lohgaon, District:Pune, Survey Number : 229/1 to 15, Leave and License Months:24
- (5) Area 1180 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Mrs Mistry Roshni Zubin Age: 45 Address: Block Sector:Mazgaon, Road:24 A/B Nawab bank road, City:Mumbai, District:MUMBAI, State:MAHARASHTRA, Pin:400010 PAN: ANKPM1872B
- (8) Licensee Name and Address 1) Name: Mrs Mirajkar Dhanashri Age: 44 Address: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagar, Road:Talegaon Dabhade, City:Pune, District:Pune, State:Maharashtra, Pin:410507 PAN:
2) Name: Mirajkar Shridhar Age: 47 Address: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagari, Road:Talegaon Dabhade, City:Pune, District:Pune, State:Maharashtra, Pin:410507 PAN:
- (9) Date of Execution 18/04/2023
- (10) Date of Registration 21/04/2023
- (11) Registration Number/Year 7733/2023
- (12) Stamp Duty Rs.2298.00/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 3 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2298.00/-	MH000814286202324P	18/04/2023
Registration Fee	Rs. 1000/-	MH000814286202324P	18/04/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 18/04/2023 at PUNE

Between,

1) **Name:** Mrs Mistry Roshni Zubin, Age : About 45 Years, Occupation : Service, PAN : ANKPM1872B Residing at: Block Sector:Mazgaon, Road:24 A/B Nawab bank road, Mumbai, MUMBAI, MAHARASHTRA, 400010

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

AND

1) **Name:** Mrs Mirajkar Dhanashri , Age : About 44 Years, Occupation : Service Residing at: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagar, Road:Talegaon Dabhade, Pune, Pune, Maharashtra, 410507

2) **Name:** Mr.Mirajkar Shridhar , Age : About 47 Years, Occupation : Service Residing at: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagari, Road:Talegaon Dabhade, Pune, Pune, Maharashtra, 410507

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees above named).

WHEREAS the Licensors 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Licensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 24 Months commencing from 15/04/2023 and ending on 14/04/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors have agreed to allow the Licensees herein to use and occupy the said Licensed premises for his 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 Licensees 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 Licensees for a period of 24 Months commencing from 15/04/2023 and ending on 14/04/2025

2) License Fee & Deposit: That the Licensees shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 36000/- (Thirty-Six Thousand Only) per month for the first 12 months,

b) Rs. 39600/- (Thirty-Nine Thousand Six Hundred Only) per month for the next 12 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 60000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 310442348797, dated – 14/04/2023, drawn on the Licensee's Banking Account with Bank of india Bank, Branch. Amount Rs. 30000/- (Thirty Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 310454113711, dated – 14/04/2023, drawn on the Licensee's Banking Account with Bank of india Bank, Branch. Amount Rs. 30000/- (Thirty 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 Licensees for Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licensees 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 Licensees 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 Licensees 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 Licensees commit 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 Licensees 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 Licensees shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves 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 Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: I. Apart from Schedule II, the additional fixtures are the following. Kitchen. Cabinets, Granite platform, Fan, Exhaust fan, Tube light. Dry balcony. Light. Passage. Light. Hall cum dining with sit out, fans, curtain rods. Master bed room. Fan, Curtain rods, Light. Toilet attached Boiler, Light, Exhaust fan. Guest bed room. Light, Fan, Curtain rod. Guest toilet common. Boiler, Exhaust fan.II. The Notice period mentioned in Cancellation, Section 10, shall be replaced by 2 months to be served by either the Licensor or the Licensee before the requirement to vacate the premises as per the Cancellation clause . Section 10. III. Of the security

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 and Licensor equally .

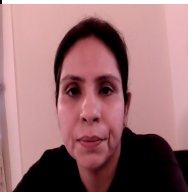







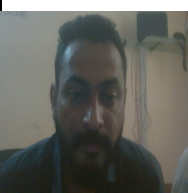

SCHEDULE I

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

All that constructed portion being Residential unit bearing Apartment/Flat No. S 402, Built-up :1180 Square Feet, situated on the 4 Floor of a Building known as 'Rohan Mithila' standing on the plot of land bearing Survey Number :229/1 to 15,Road: New Viman Nagar Road, Location: Viman Nagar - 411014, of Village:Lohgaon,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
<u>Licensor</u> Mrs Mistry Roshni Zubin Address: Block Sector:Mazgaon, Road:24 A/B Nawab bank road, Mumbai, MUMBAI, MAHARASHTRA, 400010			Not Available
<u>Licensees</u> Mrs Mirajkar Dhanashri Address: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagar, Road:Talegaon Dabhade, Pune, Pune, Maharashtra, 410507			Not Available
<u>Licensees</u> Mr.Mirajkar Shridhar Address: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagari, Road:Talegaon Dabhade, Pune, Pune, Maharashtra, 410507			Not Available
<u>Witness of execution of all executants</u> Deokar Amit Address: Block Sector:Kolhar, Road:Kolhar, Kolhar, Ahmednagar, Maharashtra, 413710			Not Required
<u>Witness of execution of all executants</u> Raut Tushar Address: Block Sector:Viman nagar , Road:Viman nagar , VIMAN NAGAR, Pune, Maharashtra, 411014			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)	
Licensors Mrs Mistry Roshni Zubin	06/04/2023 03:31:44 PM	06/04/2023 03:32:15 PM	Roshni Zubin Mistry, Female, XXXX XXXX 3527	
Licensees Mrs Mirajkar Dhanashri	09/04/2023 06:24:30 PM	09/04/2023 06:25:04 PM	Dhanashri Shridhar Mirajkar, Female, XXXX XXXX 1515	
Licensees Mirajkar Shridhar	09/04/2023 06:22:53 PM	09/04/2023 06:23:18 PM	Shridhar Narayanrao Mirajkar, Male, XXXX XXXX 2118	
Identifier for all executants Deokar Amit	15/04/2023 12:45:02 PM	15/04/2023 12:45:17 PM	Amit Prabhakar Deokar, Male, XXXX XXXX 8725	
Identifier for all executants Raut Tushar	15/04/2023 12:45:25 PM	15/04/2023 12:45:53 PM	Tushar Vitthal Raut, Male, XXXX XXXX 7439	





eRegistration Leave and License

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Token No: 23032899900192 [Change P](#)

Property Details

Property Details: Apartment/Flat No:S 402, Floor No:4, Building Name:Rohan Mithila, Block Sector:Viman Nagar - 411014, Road:New Viman Nagar Road, City:Lohgaon, District
Property Police Station: VIMANTAL (AIRPORT)

Owner Details

1.licensor/Owner - Mrs Mistry Roshni Zubin Age: 45 Occupation: Service PAN: ANKPM1872B
Current Address: , Block Sector:Mazgaon, Road:24 A/B Nawab bank road, City:Mumbai, District:MUMBAI, State:MAHARASHTRA, Pin:400010

Tenant Details

1.licencee/Tenant - Mrs Mirajkar Dhanashri Age: 44 Occupation: Service PAN: Contact No:
Current Address: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagar, Road:Talegaon Dabhade, City:Pune, District:Pune, State:Maharashtra, Pin:
Nationality:

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	West wind	वॅस्ट विंड
Flat No	B-402	बी-402
Floor No	4	4
Road	* Talegaon Dabhade	तळेगाव दाभाडे
Location	* Swaraj Nagar	स्वराज नागर
Pin Code	* 410507	
Village/City	* Pune	पुणे
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	PUNE	
Address Proof Type	Aadhaar Card	

Upload Permanent
Address Proof No file chosen

File Uploaded Successfully.

 [View](#)Upload Previous
Address Proof No file chosen

File Uploaded Successfully.

 [View](#)

Save successfully.

Tenant Family Details:

	English	Marathi
Name	<input type="text" value="Family"/>	<input type="text"/>
Relation	<input type="text" value="--Select--"/>	<input type="text"/>
Age	<input type="text"/>	<input type="text"/>
	<input type="button" value="Save Family Details"/>	<input type="button" value="New"/>

Select	Delete	Sr.No	Family Type	Name	Relation	Age
<input type="button" value="Select"/>	<input type="button" value="Delete"/>	1	Family	Tushar	Friend	32

2.licencee/Tenant - Mirajkar Shridhar

Age: 47 Occupation: Service PAN: Contact No:
Current Address: Flat No:B-402, Floor No:4, Building Name:West wind, Block Sector:Swaraj Nagari, Road:Talegaon Dabhade, City:Pune, District:Pune, State:Maharashtra, Pir
Nationality:

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	West wind	वॅस्ट विंड
Flat No	B-402	बी-402
Floor No	4	4
Road	* Talegaon Dabhade	तळेगाव दाभाडे
Location	* Swaraj Nagari	स्वराज नागरी
Pin Code	* 410507	
Village/City	* Pune	पुणे
District	Pune	पुणे

Previous Address:

☒ Same as Permanent Address

	English	Marathi
Building Name	West wind	वॅस्ट विंड
Flat No	B-402	बी-402
Floor No	4	4
Road	* Talegaon Dabhade	तळेगाव दाभाडे
Location	* Swaraj Nagari	स्वराज नागरी
Pin Code	* 410507	
Village/City	* Pune	पुणे
District	Pune	पुणे

State

Maharashtra

महाराष्ट्र

Select Police Station

PUNE

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

Choose File

No file chosen

File Uploaded Successfully.

State

Maharashtra

महाराष्ट्र

Select Police Station

PUNE

Address Proof Type

Aadhaar Card

Upload Previous Address Proof

Choose File

No file chosen

File Uploaded Successfully.

Update

Save successfully.

Tenant Family Details:

English

Marathi

Name

Family

Relation

--Select--

Age

Save Family Details

New

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Amol	Friend	32

Previous

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