



ONLINE RENT AGREEMENT

(LEAVE & LICENSE AGREEMENT)

+OUR SERVICES+



Shop Act

Partnership Deed



Food License

Power of Attorney



Udyog Aadhar

Rent Agreement



7709312644 & 9067801412



vasturentalagreement@gmail.com



vastuservices.in

 **Reg. Office Add** 

Shop No – 5, Opp. Yashwantrao Chavan Natya Gruh, Kothrud, Pune, 38.



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



eRegistration Leave and License

[Home](#) [Property Details](#) [Party Details](#) [Rent & Other Terms](#)

[Import Data](#) [Change Password](#) [Logout](#)

District
Taluka *
Property in Area * ☒
Local limit Type *
ZP *
Type Of Unit *
Unit Area *

Property Address
Building Name
Flat No
Floor No
Road *
Location *

Property Police Station: *

Your Data of Leave and License will be shared with City Police for Tenant Verification,
No Need to go Police Station for Tenant Verification.

OK

[Cancel](#) [Save](#) [Next :Party Details](#)

Information owned, maintained and updated by : Dept. Of Registration & Stamps, Maharashtra
All queries/Comments regarding the contents may be sent at IGR, Pune(M.S.)

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Location

* Shivratna Nagar

शिवरत्न नागर

Pin Code

* 413304

Village/City

* Pandharpur

पंढरपुर

District

Solapur

सोलापूर

State

Maharashtra

महाराष्ट्र

Select Police Station

PANDHARPUR RUR

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

Choose File

No file chosen

Upload

View

File Uploaded Successfully.

Location

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State

Maharashtra

महाराष्ट्र

Select Police Station

PANDHARPUR RUR

Address Proof Type

Aadhaar Card

Upload Previous Address Proof

Choose File

No file chosen

Upload

View

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	Friends	Tejas Nimble	Friend	22

4.licencee/Tenant - Anil Shivaji Patil

Age: 27 Occupation: Service PAN: DVJPP2947G Contact No:

Current Address: , Block Sector:Kogil Bk., Road:Main Road, City:Kogil Bk., District:Kolhapur, State:Maharashtra, Pin:416216

Nationality: India

Permanent Address : Same as Current Address

English

Marathi

Building Name

Flat No

Floor No

Road

* Main Road

मैन रोड

Location

* Kogil Bk.

कोगील बीके.

Pin Code

* 416216

Village/City

* Kogil Bk.

कोगील बीके.

District

Kolhapur

कोल्हापूर

State

Maharashtra

महाराष्ट्र

Select Police Station

KODOLI

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

Choose File

No file chosen

Upload

View

File Uploaded Successfully.

Previous Address: Same as Permanent Address

English

Marathi

Building Name

Flat No

Floor No

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Maharashtra

महाराष्ट्र

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Tenant Family Details:

English

Marathi

Name

*

Family

Relation

*

--Select--

Age

Save Family Details

New

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Select	Delete	1	Friends	Tejas Nimble	Friend	22


Previous

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Best Viewed in 1360x768 Google Chrome, Microsoft Edge

331/10622/2025	Registration No. :39M	6:22 PM
Receipt		
Village Name: Bavadhan Khurd	Receipt No.:11269	Date: 13/05/2025
Document No.: HVL13/10622/2025		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Mrs Phalke Vandana Deepak		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Pranay Anil Rahangadale Deshmane Vaibhav Basweshwar Akash Audumbar Gund Anil Shivaji Patil is received for registration.		
Joint S.R. Haveli 13		
Stamp duty of Rs. 463.00/- is paid by GRN MH002040016202526E on 12/05/2025 Document Handling Charges of Rs. 300/- is paid by PRN 0525124302591 on 12/05/2025 Registration fee of Rs. 1000.00/- is paid by GRN MH002040016202526E on 12/05/2025		
Thumb Impression of Joint S.R. Haveli 13 : 		
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.		

Village Name : Bavadhan Khurd

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.40000/-
(3) Licence Fee	Rs.16500/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:404 , Floor No:04 , Building Name:Vanshree Society, Block Sector:Vidnyan Nagar, Bavdhan Khurd, Pune - 411021, Road:NDA PASHAN Road, City:Bavadhan Khurd , District:Pune, Survey Number : 01/2A/1, Leave and License Months:11
(5) Area	500 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Phalke Vandana Deepak Age: 48 Address: Flat No:506, Floor No:05, Building Name:Vanashree Apartment, Block Sector:Near Vidnyan Nagar, Road:NDA Pashan Road, City:Bavdhan, District:Pune, State:Maharashtra, Pin:411021 PAN: BQXPP4757R
(8) Licensee Name and Address	1) Name: Pranay Anil Rahangadale Age: 26 Address: Block Sector:Lakhegaon, Road:Lakhegaon, City:Gondiya, District:Gondia, State:Maharashtra, Pin:441911 PAN: FJJPR0945G 2) Name: Deshmane Vaibhav Basweshwar Age: 23 Address: Block Sector:Lokhandi Sawargaon, Road:Deshmukh Galli, City:Ambejogai, District:Beed, State:Maharashtra, Pin:431517 PAN: FUVPD7273J 3) Name: Akash Audumbar Gund Age: 26 Address: Block Sector:Shivratna Nagar, Road:Bhakti Marg, City:Pandharpur, District:Solapur, State:Maharashtra, Pin:413304 PAN: CZAPG5862P 4) Name: Anil Shivaji Patil Age: 27 Address: Block Sector:Kogil Bk., Road:Main Road, City:Kogil Bk., District:Kolhapur, State:Maharashtra, Pin:416216 PAN: DVJPP2947G
(9) Date of Execution	11/05/2025
(10) Date of Registration	13/05/2025
(11) Registration Number/Year	10622/2025
(12) Stamp Duty	Rs.463.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 13 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 463.00/-	MH002040016202526E	12/05/2025
DHC	Rs. 300/-	0525124302591	12/05/2025
Registration Fee	Rs. 1000.00/-	MH002040016202526E	12/05/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/05/2025 at Pune

Between,

1) **Name:** Mrs Phalke Vandana Deepak, Age : About 48 Years, Occupation : Housewife, PAN : BQXPP4757R Residing at: Flat No:506, Floor No:05, Building Name:Vanashree Apartment, Block Sector:Near Vidnyan Nagar, Road:NDA Pashan Road, Bavdhan, Pune, Maharashtra, 411021

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:** Mr.Pranay Anil Rahangadale, Age : About 26 Years, Occupation : Service, PAN : FJJPR0945G Residing at: Block Sector:Lakhegaon, Road:Lakhegaon, Gondiya, Gondia, Maharashtra, 441911

2) **Name:** Mr.Deshmane Vaibhav Basweshwar, Age : About 23 Years, Occupation : Service, PAN : FUVPD7273J Residing at: Block Sector:Lokhandi Sawargaon, Road:Deshmukh Galli, Ambejogai, Beed, Maharashtra, 431517

3) **Name:** Mr.Akash Audumbar Gund, Age : About 26 Years, Occupation : Service, PAN : CZAPG5862P Residing at: Block Sector:Shivratna Nagar, Road:Bhakti Marg, Pandharpur, Solapur, Maharashtra, 413304

4) **Name:** Mr.Anil Shivaji Patil, Age : About 27 Years, Occupation : Service, PAN : DVJPP2947G Residing at: Block Sector:Kogil Bk., Road:Main Road, Kogil Bk., Kolhapur, Maharashtra, 416216

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 11 Months commencing from 18/05/2025 and ending on 17/04/2026, on terms and subject to conditions hereafter appearing.



AND WHEREAS the Licensor 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 11 Months commencing from 18/05/2025 and ending on 17/04/2026

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 16500(Sixteen Thousand Five Hundred Only) per month towards the compensation and Rs. 40000(Forty 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 Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 417096883987, dated – 18/06/2024, drawn on the Licensee's Banking Account with State bank of india Bank, Ambejogai Branch. Amount Rs.40000/- (Forty 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) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) 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.

12) 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.

13) Furniture and Appliances: The said premises is having the Furniture and Appliances mentioned in the Schedule II. The licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition and damage, if any, caused to the said Furniture and Appliances, the same shall be repaired by the Licensee/s at its own cost subject to normal wear and tear

14) Miscellaneous: Furniture And Appliances - Shoe Rack 1, Fridge 1, 5 Seater Sofa Set 1, Teapoy 1, Gas Stove with Cylinder and Regulator, Mattresses 3. P1 -After the end of the agreement licensee will hand over the said premises to the licensor in good condition and all the changes made by the licensee will be restored to the original state. P2- The licensee has to vacate the flat clean and in good condition, and give it to the licensor, otherwise, the cleaning charges will be deducted from the security deposit. P3- If The Agreement Is To Be Extended There Will Be 10 Percent Increase In Rent. P4- after Completion of 11 Months Agreement Licensee Have to leave the said Premises On The Same Day Of Ending Date Of Agreement Or Else There will Be Charge of 1000 Rs Per Day. P5- The licensee should Not Do Drilling Or Put Nails In Walls And Tiles Of Said Premises. P6. The deposit will be not be adjusted in the license fee. P7. If paint of the wall damaged then the painting charges will be deducted from deposit.



15) 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. 404 , Built-up :500 Square Feet, situated on the 04 Floor of a Building known as 'Vanshree Society' standing on the plot of land bearing Survey Number :01/2A/1, Road: NDA PASHAN Road, Location: Vidnyan Nagar, Bavdhan Khurd, Pune - 411021, of Village: Bavadhan khurd ,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.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	02
2	Bulb	05
3	Bed	01
4	Cupboard	02
5	Electric Geezer	01
6	Curtains	04
7	Other Mentioned above point 14	01









Name & Address	Photo	Thumb Verified	Digitally signed
<u>Licensor</u> Mrs Phalke Vandana Deepak Address: Flat No:506, Floor No:05, Building Name:Vanashree Apartment, Block Sector:Near Vidnyan Nagar, Road:NDA Pashan Road, Bavdhan, Pune, Maharashtra, 411021			Not Available
<u>Licensees</u> Mr.Pranay Anil Rahangadale Address: Block Sector:Lakhegaon, Road:Lakhegaon, Gondiya, Gondia, Maharashtra, 441911			Not Available
<u>Licensees</u> Mr.Deshmane Vaibhav Basweshwar Address: Block Sector:Lokhandi Sawargaon, Road:Deshmukh Galli, Ambejogai, Beed, Maharashtra, 431517			Not Available
<u>Licensees</u> Mr.Akash Audumbar Gund Address: Block Sector:Shivratna Nagar, Road:Bhakti Marg, Pandharpur, Solapur, Maharashtra, 413304			Not Available
<u>Licensees</u> Mr.Anil Shivaji Patil Address: Block Sector:Kogil Bk., Road:Main Road, Kogil Bk., Kolhapur, Maharashtra, 416216			Not Available
<u>Witness of execution of all executants</u> Praachi Chaskar Address: Block Sector:Kothrud, Road:Paud Road, Kothrud, Pune, Maharashtra, 411038			Not Required
<u>Witness of execution of all executants</u> Vaibhavi Konde Address: Block Sector:Kothrud, Road:Paud Road, Kothrud, Pune, Maharashtra, 411038			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/Ref No,Photo)
Licensors Mrs Phalke Vandana Deepak	11/05/2025 08:12:02 PM	11/05/2025 08:12:38 PM	Vandana Deepak Phalke, Female, 1176512665579245568 
Licensees Anil Shivaji Patil	11/05/2025 08:11:21 PM	11/05/2025 08:11:55 PM	Anil Shivaji Patil, Male, 1209173672424198144 
Licensees Akash Audumbar Gund	11/05/2025 08:10:17 PM	11/05/2025 08:10:35 PM	Akash Audumbar Gund, Male, 1208392526052483072 
Licensees Deshmane Vaibhav Basweshwar	11/05/2025 08:17:30 PM	11/05/2025 08:17:47 PM	Deshmane Vaibhav Basweshwar, Male, 1188909407121526784 
Licensees Pranay Anil Rahangadale	11/05/2025 08:10:44 PM	11/05/2025 08:10:59 PM	Pranay Anil Rahangdale, Male, 1252628696642703360 
Identifier for all executants Praachi Chaskar	12/05/2025 02:08:26 PM	12/05/2025 02:09:28 PM	Prachi Ramdas Chaskar, Female, 1311006983982702592 
Identifier for all executants Vaibhavi Konde	12/05/2025 02:06:31 PM	12/05/2025 02:08:13 PM	Vaibhavi Dhananjay Konde, Female, 1191693213356285952 