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Adv. Vishweshwar S. Kalje (B.Com, GDCA, CHM, LLB)
Adv. Akshada S. Kalje (B.com, MBA, LLB)

Office : 26/6, Apte Colony, Behind
Ayyappa Temple, Bhosari, Pune-39

Village Name : Choviswadi

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.30000/-
- (3) Licence Fee Rs.15000/-
- (4) Property Description Corporation: Pimpri-Chinchavad, Other details: Apartment/Flat No:Aasara Crystal Heights, Floor No:Dehu Phata, Building Name:Flat No F-602, Block Sector:Pune, Road:Chovisawadi, City:Choviswadi, District:Pune, Survey Number : 120/6 Plot No 9,10,11, Leave and License Months:11
- (5) Area 499.77 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Pawale Ashwin Satish Age: 38 Address: Flat No:Sr No 121/1/1, Floor No:Kamana Niwas, Block Sector:Vadgaon Maval, Road:Digvijay Colony, City:Vadgaon Maval, District:Pune, State:Maharashtra, Pin:412106 PAN: AMPPP3677B
- (8) Licensee Name and Address
- 1) Name: Gawali Abhay Ashok Age: 18 Address: Flat No:S No 7 , Floor No:Sai Datta Nagar, Building Name:S/o Ashok Gawali, Block Sector:Dhankawadi, Road:Taljai Pathar, Near Datta Mandir, City:Pune, District:Pune, State:Maharashtra, Pin:411043 PAN:
- 2) Name: Pardeshi Aniket Ananda Age: 20 Address: Flat No:Vasundhara Nagar, Floor No:Plot No 9 B , Building Name:S/o Anand Pardeshi, Block Sector:Dhule, Road:Sakri Road, City:Dhule, District:Dhule, State:Maharashtra, Pin:424001 PAN:
- 3) Name: Buchake Gajanan Chintaman Age: 20 Address: Flat No:Radha Nagari, Floor No:Bang Layout, Building Name:S/o Chintaman Buchake, Block Sector:Yavatmal, Road:Digras, City:Yavatmal, District:Yavatmal, State:Maharashtra, Pin:445203 PAN:
- 4) Name: Tolani Krishna Harish Age: 19 Address: Flat No:Plot No 20/A, Floor No:Sakri Road, , Building Name:S/o Harsih Tolani, Block Sector:Nutan Krushi Nagar, Road:Near Maleriya Office, City:Dhule, District:Dhule, State:Maharashtra, Pin:424001 PAN:
- (9) Date of Execution 16/09/2024
- (10) Date of Registration 27/09/2024
- (11) Registration Number/Year 21078/2024
- (12) Stamp Duty Rs.420.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 22 :



CHALLAN
MTR Form Number-6



GRN	MH008297833202425P	BARCODE			Date	16/09/2024-10:04:56		Form ID	36A					
Department Inspector General Of Registration					Payer Details									
Stamp Duty					TAX ID / TAN (If Any)									
Type of Payment Registration Fee					PAN No.(If Applicable)									
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Ashwin Pawale							
Location PUNE														
Year 2024-2025 One Time					Flat/Block No.		Flat No 602							
Account Head Details				Amount In Rs.	Premises/Building									
0030046401 Stamp Duty				420.00	Road/Street		Aasara Crystal Heights							
0030063301 Registration Fee				1000.00	Area/Locality		Dehu Phata Pune							
					Town/City/District									
					PIN			4	1	2	1	0	5	
					Remarks (If Any)									
					SecondPartyName=Abhay Gawali~CA=11~Marketval=15000									
					Amount In		One Thousand Four Hundred Twenty Rupees Only							
Total				1,420.00	Words									
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK									
Cheque-DD Details					Bank CIN		Ref. No.		10000502024091600251			0183443935515		
Cheque/DD No.					Bank Date		RBI Date		16/09/2024-10:05:16			Not Verified with RBI		
Name of Bank					Bank-Branch		STATE BANK OF INDIA							
Name of Branch					Scroll No. , Date		Not Verified with Scroll							

Department ID :

Mobile No. :

9763386369

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 420.00/-	MH008297833202425P	16/09/2024
DHC	Rs. 300/-	0924165900362	16/09/2024
Registration Fee	Rs. 1000.00/-	MH008297833202425P	16/09/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/09/2024 at Pune

Between,

1) **Name:** Mr.Pawale Ashwin Satish, Age : About 38 Years, Occupation : Business, PAN : AMPPP3677B Residing at: Flat No: Sr No 121/1/1, Floor No: Kamana Niwas, Block Sector: Vadgaon
Maval, Road: Digvijay Colony, Vadgaon Maval, Pune, Maharashtra, 412106

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.Gawali Abhay Ashok, Age : About 18 Years, Occupation : Student Residing at: Flat
No: S No 7 , Floor No: Sai Datta Nagar, Building Name: S/o Ashok Gawali, Block
Sector: Dhankawadi, Road: Taljai Pathar, Near Datta Mandir, Pune, Pune, Maharashtra, 411043

2) **Name:** Mr.Pardeshi Aniket Ananda, Age : About 20 Years, Occupation : Student Residing at:
Flat No: Vasundhara Nagar, Floor No: Plot No 9 B , Building Name: S/o Anand Pardeshi, Block
Sector: Dhule, Road: Sakri Road, Dhule, Dhule, Maharashtra, 424001

3) **Name:** Mr.Buchake Gajanan Chintaman, Age : About 20 Years, Occupation : Student Residing
at: Flat No: Radha Nagari, Floor No: Bang Layout, Building Name: S/o Chintaman Buchake, Block
Sector: Yavatmal, Road: Digras, Yavatmal, Yavatmal, Maharashtra, 445203

4) **Name:** Mr.Tolani Krishna Harish, Age : About 19 Years, Occupation : Student Residing at: Flat
No: Plot No 20/A, Floor No: Sakri Road, , Building Name: S/o Harsih Tolani, Block Sector: Nutan
Krushni Nagar, Road: Near Maleriya Office, Dhule, Dhule, Maharashtra, 424001

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

WHEREAS the Licensors are 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 01/08/2024 and ending on 30/06/2025, 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 01/08/2024 and ending on 30/06/2025

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 15000(Fifteen Thousand Only) per month towards the compensation and Rs. 30000(Thirty 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 Cash. 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) 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

13) Miscellaneous: Licensee should be pay license fees within five days of every month also licensee responsible for any loss or damages of property also any loss damages will recovered from deposit amount also if any termination of this agreement both parties must give prior notice at month of march in every year to each other also ten percent license fees increase every year

14) 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 Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. Aasara Crystal Heights, Built-up :499.77 Square Feet, situated on the Dehu Phata Floor of a Building known as 'Flat No F-602' standing on the plot of land bearing Survey Number :120/6 Plot No 9,10,11,Road: Chovisawadi, Location: Pune, of Village:Choviswadi,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavd 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	3
2	Bulb	4
3	Electric Geezer	2
4	Water Cooler	1
5	Other	5
6	5 Bed without Pillow and Matress	0



Name & Address	Photo	Thumb Verified	Digitally signed
Licensors <u>Mr.Pawale Ashwin Satish</u> Address: Flat No:Sr No 121/1/1, Floor No:Kamana Niwas, Block Sector:Vadgaon Maval, Road:Digvijay Colony, Vadgaon Maval, Pune, Maharashtra, 412106			Not Available
Licensees <u>Mr.Gawali Abhay Ashok</u> Address: Flat No:S No 7 , Floor No:Sai Datta Nagar, Building Name:S/o Ashok Gawali, Block Sector:Dhankawadi, Road:Taljai Pathar, Near Datta Mandir, Pune, Pune, Maharashtra, 411043			Not Available
Licensees <u>Mr.Pardeshi Aniket Ananda</u> Address: Flat No:Vasundhara Nagar, Floor No:Plot No 9 B , Building Name:S/o Anand Pardeshi, Block Sector:Dhule, Road:Sakri Road, Dhule, Dhule, Maharashtra, 424001			Not Available
Licensees <u>Mr.Buchake Gajanan Chintaman</u> Address: Flat No:Radha Nagari, Floor No:Bang Layout, Building Name:S/o Chintaman Buchake, Block Sector:Yavatmal, Road:Digras, Yavatmal, Yavatmal, Maharashtra, 445203			Not Available
Licensees <u>Mr.Tolani Krishna Harish</u> Address: Flat No:Plot No 20/A, Floor No:Sakri Road, , Building Name:S/o Harsih Tolani, Block Sector:Nutan Krushi Nagar, Road:Near Maleriya Office, Dhule, Dhule, Maharashtra, 424001			Not Available
Witness of execution of all executants <u>Kusram Prathamesh Madhav</u> Address: Flat No:Zindal Complex, Floor No:Flat No 212, Building Name:-, Block Sector:Jogithana Peth, Road:ST Stand, Umred, Nagpur, Maharashtra, 441203			Not Required










Witness of execution of all executants <u>Kalje Vishweshwar Shantaram</u> Address: Flat No:At Post Charholi Bk, Floor No:Kaljewadi, Block Sector:Pune, Road:Tal Haveli, Pune, Pune, Maharashtra, 412105			Not Required
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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 Pawale Ashwin Satish	18/09/2024 04:02:17 PM	18/09/2024 04:02:52 PM	Ashwin Satish Pawale, Male, 1285909820210761728	
Licensees Gawali Abhay Ashok	26/09/2024 08:41:08 PM	26/09/2024 08:41:30 PM	Abhay Ashok Gawali, Male, 1174972472837623808	
Licensees Buchake Gajanan Chintaman	26/09/2024 08:45:02 PM	26/09/2024 08:45:26 PM	Gajanan Chintaman Buchke, Male, 1169228763445616640	
Licensees Pardeshi Aniket Ananda	26/09/2024 08:50:05 PM	26/09/2024 08:50:30 PM	Aniket Ananda Pardeshi, Male, 1173909048108015617	
Licensees Tolani Krishna Harish	26/09/2024 08:55:51 PM	26/09/2024 08:56:21 PM	Krishna Harish Tolani, Male, 1167503080793133056	
Identifier for all executants Kusram Prathamesh Madhav	26/09/2024 09:04:45 PM	26/09/2024 09:05:12 PM	Prathamesh Madhav Kusram, Male, 1168879947592847360	
Identifier for all executants Kalje Vishweshwar Shantaram	26/09/2024 09:08:08 PM	26/09/2024 09:08:32 PM	Vishweshwar Shantaram Kalje, Male, 1233730611132784640	





eRegistration Leave and License

[Home](#) [Property Details](#) [Party Details](#) [Rent & Other Terms](#)Token No: 24081099905625 [Change Password](#) [Logout](#)

Property Details

Property Details: Apartment/Flat No:Aasara Crystal Heights, Floor No:Dehu Phata, Building Name:Flat No F-602, Block Sector:Pune, Road:Chovisawadi, City:Choviswadi, District:Pune
Property Police Station: DIGHI POLICE STATION

Owner Details

1.licensor/Owner - Pawale Ashwin Satish Age: 38 Occupation: Business PAN: AMPPP3677B
Current Address: Flat No:Sr No 121/1/1, Floor No:Kamana Niwas, Block Sector:Vadgaon Maval, Road:Digvijay Colony, City:Vadgaon Maval, District:Pune, State:Maharashtra, Pin:412106

Tenant Details

1.licencee/Tenant - Gawali Abhay Ashok Age: 18 Occupation: Student PAN: Contact No:
Current Address: Flat No:S No 7, Floor No:Sai Datta Nagar, Building Name:S/o Ashok Gawali, Block Sector:Dhankawadi, Road:Taljai Pathar, Near Datta Mandir, City:Pune, District:Pune, State:Maharashtra, Pin:411043

Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	S/o Ashok Gawali	S/O अशोक गवळी
Flat No	S No 7	एस नं 7
Floor No	Sai Datta Nagar	साई दत्ता नागर
Road	Taljai Pathar	तालजय पाथर
Location	Dhankawadi	धनकवडी
Pin Code	411043	
Village/City	Pune	पुणे
District	Pune	Pune
State	Maharashtra	महाराष्ट्र
Select Police Station	SINHGAD POLICE ST. v	
Address Proof Type	Aadhaar Card v	

Upload Permanent
Address Proof

Browse... No file selected.

[Upload](#) [View](#)Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name	S/o Ashok Gawali	S/O अशोक गवळी
Flat No	S No 7	एस नं 7
Floor No	Sai Datta Nagar	साई दत्ता नागर
Road	Taljai Pathar	तालजय पाथर
Location	Dhankawadi	धनकवडी
Pin Code	411043	
Village/City	Pune	पुणे
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	SINHGAD POLICE ST. v	
Address Proof Type	Aadhaar Card v	

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Update successfully.

Tenant Family Details:

	English	Marathi
Name	Family v	
Relation	--Select-- v	
Age		
Save Family Details		New

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Friends	Aniket Pardeshi	Friend	19

2.licencee/Tenant - Pardeshi Aniket Ananda

Age: 20 Occupation: Student PAN: Contact No:

Current Address: Flat No:Vasundhara Nagar, Floor No:Plot No 9 B, Building Name:S/o Anand Pardeshi, Block Sector:Dhule, Road:Sakri Road, City:Dhule, District:Dhule, State:Maharashtra, Pin:424001

Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	S/o Anand Pardeshi	S/O आनंद परदेशी
Flat No	Vasundhara Nagar	वसुंधरा नागर
Floor No	Plot No 9 B	प्लॉट नं 9 बी
Road	Sakri Road	साकरी रोड
Location	Dhule	धुळे
Pin Code	424001	
Village/City	Dhule	धुळे
District	Dhule	धुळे
State	Maharashtra	महाराष्ट्र
Select Police Station	SAKRI v	
Address Proof Type	Aadhaar Card v	

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Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name	S/o Anand Pardeshi	S/O आनंद परदेशी
Flat No	Vasundhara Nagar	वसुंधरा नागर
Floor No	Plot No 9 B	प्लॉट नं 9 बी
Road	Sakri Road	साकरी रोड
Location	Dhule	धुळे
Pin Code	424001	
Village/City	Dhule	धुळे
District	Dhule	धुळे
State	Maharashtra	महाराष्ट्र
Select Police Station	SAKRI v	
Address Proof Type	Aadhaar Card v	

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Tenant Family Details:

English Marathi

Name *

Relation *

Age

[Save Family Details](#) [New](#)

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Co-tenant	Buchake Gajanan Chintaman	Friend	18

3.licencee/Tenant - Buchake Gajanan Chintaman

Age: 20

Occupation: Student

PAN: Contact No:

Current Address: Flat No:Radha Nagari, Floor No:Bang Layout, Building Name:S/o Chintaman Buchake, Block Sector:Yavatmal, Road:Digras, City:Yavatmal, District:Yavatmal, State:Maharashtra, Pin:445203Nationality: Permanent Address : ☒ Same as Current Address

English Marathi

Building Name

Flat No

Floor No

Road *

Location *

Pin Code

Village/City *

District

State

Select Police Station

Address Proof Type

Upload Permanent Address Proof No file selected.[Upload](#) [View](#)Previous Address: ☒ Same as Permanent Address

English Marathi

Building Name

Flat No

Floor No

Road *

Location *

Pin Code

Village/City *

District

State

Select Police Station

Address Proof Type

Upload Previous Address Proof No file selected.[Upload](#) [View](#)[Update](#)

Update successfully.

Tenant Family Details:

English Marathi

Name *

Relation *

Age

[Save Family Details](#) [New](#)

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Co-tenant	Tolani Krishna Harish	Friend	19

4.licencee/Tenant - Tolani Krishna Harish

Age: 19

Occupation: Student

PAN: Contact No:

Current Address: Flat No:Plot No 20/A, Floor No:Sakri Road, , Building Name:S/o Harsih Tolani, Block Sector:Nutan Krushi Nagar, Road:Near Maleriya Office, City:Dhule, District:Dhule, State:Maharashtra, Pin:424001Nationality: Permanent Address : ☒ Same as Current Address

English Marathi

Building Name

Flat No

Floor No

Road *

Location *

Pin Code

Village/City *

District

State

Select Police Station

Address Proof Type

Upload Permanent Address Proof No file selected.[Upload](#) [View](#)Previous Address: ☒ Same as Permanent Address

English Marathi

Building Name

Flat No

Floor No

Road *

Location *

Pin Code

Village/City *

District

State

Select Police Station

Address Proof Type

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Update successfully.

Tenant Family Details:

English Marathi

Name *

Relation *

Age

[Save Family Details](#) [New](#)

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Co-tenant	Buchake Gajanan Chintaman	Friend	20

[Previous](#)

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