

26/06/2024

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SroName : Joint S.R. Haveli 27

Doc No. : 11623/2024

Regn:63m

Village Name : Vadgaon Sheri

Leave and Licenses(38 A)

Rs.20000/-

Rs.13000/-

Corporation: Pune, Other details: Apartment/Flat No:5, Floor No: first floor, Building Name: Jagtap Building, Block Sector: prathmesh society lane3 sankalp soc sunita nagar, Road: old mundhwa road, City: Vadgaon Sheri, District: Pune, Survey Number : 47, Leave and License Months: 11

500 Square Feet

Name: Shahane Ritesh Ravindra Age: 20 Address: Block Sector: suvarnkar nagar, Road: ramnagar, City: Jalna, District: Jalna, State: Maharashtra, Pin: 431203 PAN: QHHPS2928R

1) Name: Lanjewar Khushal Shamrao Age: 25 Address: Block Sector: adarsh nagar shastri ward, Road: bhandara road, City: Mohadi Bhandara Warthi, District: Bhandara, State: Maharashtra, Pin: 441905 PAN:

2) Name: Mohite Pruthviraj Santosh Age: 24 Address: Block Sector: akshat nagar, Road: kolki, City: Kolki, District: Satara, State: Maharashtra, Pin: 415523 PAN:

3) Name: Ghodke Yallappa Huvanna Age: 23 Address: Block Sector: bhairavnath wadi, Road: bhairavnath wadi, City: Inamgaon, District: Pune, State: Maharashtra, Pin: 412210 PAN:

4) Name: Deshpande Vedant Ravindra Age: 24 Address: Block Sector: tal man mardl, Road: bhalvadi, City: Bhalvadi, District: Satara, State: Maharashtra, Pin: 415508 PAN:

19/06/2024

26/06/2024

11623/2024

Rs.362.10/-

Rs.1000/-

- (1) Article
- (2) Deposit
- (3) Licence Fee
- (4) Property Description
- (5) Area
- (6) Assessment or Judi
- (7) Licensor Name and Address
- (8) Licensee Name and Address
- (9) Date of Execution
- (10) Date of Registration
- (11) Registration Number/Year
- (12) Stamp Duty
- (13) Registration Fee
- (14) Remark

Thumb Impression of Joint S.R. Haveli 27 :



Joint S.R. Haveli 27

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0024190816018	Date 19/06/2024
Received from Shahane Ritesh Ravindra, Mobile number 8149281004, an amount of Rs.300/-, towards Document Handling Charges for the Leave and License in the Sub Registrar office Joint S.R. Haveli 24 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 19/06/2024
Bank CIN 10004152024061915053	REF No. 417101208886
This is computer generated receipt, hence no signature is required.	



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 a tenancy rights or any other rights, title and interest in favour of the Licensees for a period of Months commencing from 01/06/2024 and ending on 30/04/2025
- 2) **License Fee & Deposit:** That the Licensees shall pay to the Licensor License fee at the rate Rs. 13000(Thirteen Thousand Only) per month towards the compensation and Rs. 20000(Twenty 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. 20000/-(Twenty Thousand Only)
- 4) **Maintenance Charges:** That the all outgoings including all rates, taxes, levies, assessments, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- 5) **Maintenance Charges:** That the Licensees 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.
- 6) **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.
- 7) **Use:** That the Licensed premises shall only be used by the Licensees for Resident purpose. The Licensees shall maintain the said premises in its existing condition and damage 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 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 .
- 8) **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.
- 9) **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.



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 362.10/-	MH003809136202425P	19/06/2024
DHC	Rs. 300/-	0624190816018	19/06/2024
Registration Fee	Rs. 1000/-	MH003809136202425P	19/06/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 19/06/2024 at vadgaon sheri
Between,

1) Name: Mr. Shahane Ritesh Ravindra, Age : About 20 Years, Occupation : Business, PAN : QHHP2928R Residing at: Block Sector:suvarnkar nagar, Road:ramnagar, Jalna, Jalna, Maharashtra, 431203

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: Mr. Lanjewar Khushal Shamrao, Age : About 25 Years, Occupation : Service Residing at: Block Sector:adarsh nagar shastri ward, Road:bhandara road, Mohadi Bhandara Warthi, Bhandara, Maharashtra, 441905

2) Name: Mr. Mohite Pruthviraj Santosh, Age : About 24 Years, Occupation : Service Residing at: Block Sector:akshat nagar, Road:kolki, Kolki, Satara, Maharashtra, 415523

3) Name: Mr. Ghodke Yallappa Huvanna, Age : About 23 Years, Occupation : Service Residing at: Block Sector:bhairavnath wadi, Road:bhairavnath wadi, Inamgaon, Pune, Maharashtra, 412210

4) Name: Mr. Deshpande Vedant Ravindra, Age : About 24 Years, Occupation : Service Residing at: Block Sector:tal man mardi, Road:bhalvadi, Bhalvadi, Satara, Maharashtra, 415508

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Licensor 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 01/06/2024 and ending on 30/04/2025, 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










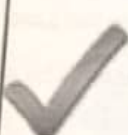

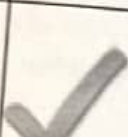

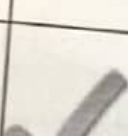

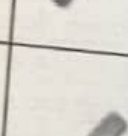
LEAVE AND LICENSE AGREEMENT

The following parties have admitted that they have executed the Agreement of Leave and License & the identifiers 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)	
Licensor Shahane Ritesh Ravindra	19/06/2024 08:12:06 PM	19/06/2024 08:12:37 PM	Ritesh Ravindra Shahane, Male, 1171734198362857472	
Licensees Lanjewar Khushal Shamrao	19/06/2024 08:14:19 PM	19/06/2024 08:15:06 PM	Khushal Shamrao Lanjewar, Male, 1210901090990116864	
Licensees Ghodke Yallappa Huvanna	19/06/2024 08:16:54 PM	19/06/2024 08:17:20 PM	Ghodke Yallappa Huvanna, Male, 1211274289309372416	
Licensees Deshpande Vedant Ravindra	19/06/2024 08:18:53 PM	19/06/2024 08:19:19 PM	Vedant Ravindra Deshpande, Male, 1252998582812303360	
Licensees Mohite Pruthviraj Santosh	19/06/2024 08:20:56 PM	19/06/2024 08:21:47 PM	Pruthviraj Santosh Mohite, Male, 1252999204915728384	
Identifier for all executants Barman Sujit Manoranjan	20/06/2024 08:41:44 PM	20/06/2024 08:43:19 PM	Sujit Manoranjan Barman, Male, 1253366847111716864	
Identifier for all executants Bodele Nikhil Janardhan	20/06/2024 08:43:30 PM	20/06/2024 08:43:51 PM	Nikhil Janardhan Bodele, Male, 1253367143015731200	



LEAVE AND LICENSE AGREEMENT

Name & Address	Photo	Thumb Verified	Digitally signed
Licensors Mr.Shahane Ritesh Ravindra Address: Block Sector:suvarnkar nagar, Road:ramnagar, Jalna, Jalna, Maharashtra, 431203			Not Available
Licensees Mr.Lanjewar Khushal Shamrao Address: Block Sector:adarsh nagar shastri ward, Road:bhandara road, Mohadi Bhandara Warthi, Bhandara, Maharashtra, 441905			Not Available
Licensees Mr.Mohite Pruthviraj Santosh Address: Block Sector:akshat nagar, Road:kolki, Kolki, Satara, Maharashtra, 415523			Not Available
Licensees Mr.Ghodke Yallappa Huvanna Address: Block Sector:bhairavnath wadi, Road:bhairavnath wadi, Inamgaon, Pune, Maharashtra, 412210			Not Available
Licensees Mr.Deshpande Vedant Ravindra Address: Block Sector:tal man madi, Road:bhalvadi, Bhalvadi, Satara, Maharashtra, 415508			Not Available
Witness of execution of all executants Bodele Nikhil Janardhan Address: Block Sector:talegaon, Road:talegaon road, Talegaon, Gadchiroli, Maharashtra, 441209			Not Required
Witness of execution of all executants Barman Sujit Manoranjan Address: Block Sector:dombuvali east, Road:shila road, Dombivali East, Thane, Maharashtra, 421204			Not Required

Admission Of Execution / Identification

Registered as Document No.11623/2024 at the Joint S.R. Haveli 27 on 26/06/2024

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Inspection: That, the Licensors shall on reasonable notice given by the Licensors 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.

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 Licensors 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 Licensors 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

13) Miscellaneous: Licensee/Licensors should give one month notice period to each other before to vacate the said flat. During vacating flat should hand over as it is in original good condition. There will be 10 percent rise in rent after finishing 11 months.

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 and Licensors 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. 5, Built-up :500 Square Feet, situated on the first floor Floor of a Building known as 'Jagtap Building' standing on the plot of land bearing Survey Number :47, Road: old mundhwa road, Location: prathmesh society lane3 sankalp soc sunita nagar, of Village: Vadgaon sheri, 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.



eRegistration Leave and License

Token No: 24061299902922 Change P

Home Property Details Party Details Rent & Other Terms

Property Details: Apartment/Flat No-5, Floor No-first floor, Building Name-Jagtap Building, Block Sector-prathmesh society lane1 sankalp soc sunita nagar, Road:old mundhwa
District: Pune
Property Police Station: CHANDANNAGAR POLICE STATION

Property Details

Licensor/Owner - Shahane Ritesh Ravindra Age: 20 Occupation: Business PAN: QHHP52928R
Current Address: Block Sector: suvarnakar nagar, Road: ramnagar, City: Jalna, District: Jalna, State: Maharashtra, Pin: 431203

Owner Details

Licencee/Tenant - Lanjewar Khushal Shamrao Age: 25 Occupation: Service PAN: Contact No:
Current Address: Block Sector: adarsh nagar shastri ward, Road: bhandara road, City: Mohadi Bhandara Warthi, District: Bhandara, State: Maharashtra, Pin: 441905
Nationality: India

Tenant Details

Permanent Address : ☒ Same as Current Address English Marathi Previous Address: ☒ Same as Permanent Address English Marathi
Building Name Building Name
Flat No Flat No
Floor No Floor No
Road Road
Location Location
Pin Code Pin Code
Village/City Village/City
District District
State State
Select Police Station Select Police Station
Address Proof Type Address Proof Type
Upload Permanent Address Proof Upload Previous Address Proof

Update

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	Co-tenant	Mohite Pruthviraaj Santosh	Friend	24

Licencee/Tenant - Mohite Pruthviraaj Santosh Age: 24 Occupation: Service PAN: Contact No:
Current Address: Block Sector: akshat nagar, Road: kolki, City: Kolki, District: Satara, State: Maharashtra, Pin: 415523
Nationality: India

Age: 24 Occupation: Service PAN: Contact No:

Permanent Address : ☒ Same as Current Address English Marathi Previous Address: ☒ Same as Permanent Address English Marathi
Building Name Building Name
Flat No Flat No
Floor No Floor No
Road Road
Location Location
Pin Code Pin Code
Village/City Village/City
District District
State State
Select Police Station Select Police Station
Address Proof Type Address Proof Type
Upload Permanent Address Proof Upload Previous Address Proof

Update

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	Co-tenant	Ghodke Yallappa Huvanna	Friend	23