



## Department of Registration and Stamps Government of Maharashtra

Token Number:520250059383

Particulars	Amount Paid	GRN / PRN	Date
Stamp Duty	₹419/-	MH003039853202526U	31/05/2025
Registration Fee	₹500/-	MH003039853202526U	31/05/2025
Document Handling Charges	₹300/-	0525319901468	31/05/2025

### LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **02-06-2025** at **PUNE**

Between,

1)**Nitin Sadanand Sathe**, PAN: **BIWPS9237A**, Age: **58 Years**, Gender: **Male**, Occupation:**Service**, Mobile No:**9657064101** , Residing at:**Dighi road, S.NO 22811 C BLD FLAT NO. 19, SHIVPARVATI APPT, Bhosarigoan Pune Maharashtra**, Pin code - **411039**

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

AND

1)**Nagesh Sanjay Ige** , PAN:**AOWPI1883B**, Age:**19 Years**, Gender:**Male**, Occupation:**Student**, Mobile No.**9373393227**, Residing at:**Shreeram Nagar Renapur Renapur Renapur Latur Maharashtra**, Pin code -**413527**

2)**Dnyaneshwar Balkrushn Fulsundar** , PAN:**AJQPF6167Q**, Age:**19 Years**, Gender:**Male**, Occupation:**Student**, Mobile No.**9420537320**, Residing at:**Behind Z.P. School Dholewadi (N.V.) Sangamner Ahmadnagar Maharashtra**, Pin code -**422605**

3)**Amit Subhash Kolpe** , PAN:**KKLPK4485G**, Age:**19 Years**, Gender:**Male**, Occupation:**Student**, Mobile No.**9322480285**, Residing at:**Umbadga Bk. Budhada Latur Maharashtra**, Pin code -**413520**

4)**Vedant Vasant Shinde** , PAN:**QOKPS5146M**, Age:**20 Years**, Gender:**Male**, Occupation:**Student**, Mobile No.**8080140067**, Residing at:**Nakshtra Residency, Palashi Road Gat No. 484, Flat No. 306 At/Post- Shirwal Shirwal Shirwal Satara Maharashtra**, Pin code -**412801**

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

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approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of **24 months** commencing from **04/04/2025** and ending on **03/04/2027**, 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 **24 months** Commencing from **04/04/2025** and ending on **03/04/2027**.

**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)₹6,600/-(Six Thousand Six Hundred Only)** per month for the first **12** months,

**b)₹7,200/-(Seven Thousand Two 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 **₹10,000/-(Ten Thousands Only)** 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

1.UPI. Amount **₹10,000/-(Ten Thousands Only)**, TRN no.: **412502418241** ,Date : **04-05-2024**

#### **4)Maintenance Charges:**

That the Licensor/s herein shall bear and pay all the maintenance charges in respect of the said Licenced Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc..

**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.

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**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 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 commits default in regular and punctual payments of monthly compensation as herein before mentioned or commits 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)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 **Paid By Both equally** .

### SCHEDULE I

(Being the correct description of premises **Apartment or Flat** which is the subject matter of these presents)

All that constructed portion being **Residential** unit bearing

Sr.No	Item	Value
1	Type Of Unit	Apartment or Flat
2	Area of Unit	555.00 Sq.ft
3	Building Name	Commander Aayush Park
4	Flat Number	C- 603
5	Floor Number	6
6	Address	C-603, Commander Aayush Park, Varale, Tal. Maval, Dist. Pune
7	Survey Number	32,
8	Village	Varale
9	Tehsil	Maval
10	District	Pune and situated within the limits of <b>Pune Zilla Parishad</b>

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11	Pin Code	410507
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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.

### Execution Details

Name and Address	Date & Time of Execution	Photo	Thumb Captured
<b>Licensor</b> <b>Nitin Sadanand Sathe</b> , , Residing at: <b>Dighi road, S.NO 22811 C BLD FLAT NO. 19, SHIVPARVATI APPT, Bhosarigoan Pune Maharashtra</b> , Pincode: <b>411039</b>	2025-05-31 13:17:29		
<b>Licensee</b> <b>Nagesh Sanjay Ige</b> , Residing at: <b>Shreeram Nagar Renapur Renapur Renapur Latur Maharashtra</b> , Pin code - <b>413527</b>	2025-06-02 18:36:49		
<b>Licensee</b> <b>Dnyaneshwar Balkrushn Fulsundar</b> , Residing at: <b>Behind Z.P. School Dholewadi (N.V.) Sangamner Ahmadnagar Maharashtra</b> , Pin code - <b>422605</b>	2025-06-02 18:57:43		
<b>Licensee</b> <b>Amit Subhash Kolpe</b> , Residing at: <b>Umbadga Bk. Budhada Latur Maharashtra</b> , Pin code - <b>413520</b>	2025-06-02 19:06:49		
<b>Licensee</b> <b>Vedant Vasant Shinde</b> , Residing at: <b>Nakshtra Residency, Palashi Road Gat No. 484, Flat No. 306 At/Post- Shirwal Shirwal Shirwal Satara Maharashtra</b> , Pin code - <b>412801</b>	2025-06-02 19:08:35		

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Name and Address	Date & Time of Execution	Photo	Thumb Captured
<b>Identifier of execution of all executants</b> <b>Nitin Umakant Pawar,</b> <b>near station chowk Talegaon Dabhade (r)</b> <b>Pune Maharashtra</b> <b>Maharashtra</b>	2025-06-06 16:10:30		
<b>Identifier of execution of all executants</b> <b>Amruta Nitin Pawar,</b> <b>station chowk house no 1165 mangalwar</b> <b>peth station chowk Talegaon Dabhade (R)</b> <b>Talegaon G H Pune Maharashtra</b> <b>Maharashtra</b>	2025-06-13 11:22:02		

### Admission of Executants & Identifiers:

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainting to the said parties. They have given their consent to the Department of Registration and Stamp, Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.





### Admission -EKYC Details

Party Type, Party Name	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No.)	Photo	eKYC Verified
<b>Licensor,</b> <b>Nitin</b> <b>Sadanand</b> <b>Sathe</b>	2025-06-16 11:02:51	2025-06-06T04:07:36	Nitin Sadanand Sathe, M, 1231121476415475712		
<b>Licensee,</b> <b>Vedant</b> <b>Vasant</b> <b>Shinde</b>	2025-06-16 11:02:58	2025-06-02T07:17:45	Vedant Vasant Shinde, M, 1171303944720830464		
<b>Licensee,</b> <b>Amit</b> <b>Subhash</b> <b>Kolpe</b>	2025-06-16 11:02:56	2025-06-02T07:07:42	Amit Subhash Kolpe, M, 1168225243246387200		
<b>Licensee,</b> <b>Dnyaneshwar</b> <b>Balkrushn</b> <b>Fulsundar</b>	2025-06-16 11:02:55	2025-06-02T07:06:01	Dnyaneshwar Balkrushn Fulsundar, M, 1168727911068946432		
<b>Licensee,</b> <b>Nagesh</b> <b>Sanjay Ige</b>	2025-06-16 11:02:53	2025-06-02T06:55:14	Nagesh Sanjay Ige, M, 1168906299486265344		

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Party Type, Party Name	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No.)	Photo	eKYC Verified
Identifier For All executants, Nitin Umakant Pawar	2025-06-16 11:03:01	2025-06-13T11:19:14	Nitin Umakant Pawar, M, 1167481563325685760		
Identifier For All executants, Amruta Nitin Pawar	2025-06-16 11:03:04	2025-06-13T11:30:22	Amruta Nitin Pawar, F, 1169876339861774336		

\* This is Digitally signed document, Hence is legally valid as per the Information Technology (IT) Act, 2000.

\* The Authenticity of the registered document can be verified through eSearch Module (<https://freesearchigrservice.maharashtra.gov.in/>) on IGR website or By Scanning the QR code present on the document.

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