


397/8799/2017	Registration No. :39M	4:50 PM
Receipt		
Village Name: Yeravada	Receipt No.:9036	Date: 28/08/2017
Document No.: HVL20/8799/2017		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Anita Vikrant Gatne		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Singh Arshdeep - Gupta Mohit - Singh Kavipal - Rana Yogesh Kumar Nagar Avinash Kumar Gulabani Sagar - is received for registration.		
Joint S.R. Haveli 20		
Stamp duty of Rs. 1127.50/- is paid by GRN MH004844452201718E on 28/08/2017 Registration fee of Rs. 1000/- is paid by GRN MH004844452201718E on 28/08/2017		
Thumb Impression of Joint S.R. Haveli 20 : 		
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.		



Index -2

SroName : Joint S.R. Haveli 20

Doc No. : 8799/2017

Regn:63m

Village Name : Yeravada

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.120000/-
- (3) Licence Fee Rs.40000/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:A -14, Floor No:4, Building Name:Golf Links Co-oprative HSG, Block Sector:Yeravada Pune, Road:Opposite Nagar Road, City:Yeravada, District:Pune, Survey Number : 103/1, Plot Number : 121, 124A , Leave and License Months:11
- (5) Area 1325 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Gatne Anita Vikrant Age: 39 Address: Flat No:Plot No 10+11, Floor No:Ground, Building Name:Gatne Bungalow, Block Sector:Chinchwad, Road:Opp Tanaji Gawade Gym, Tanaji Nagar,, City:PUNE, District:PUNE, State:MAHARASHTRA, Pin:411033 PAN: AEBPD2713A
- (8) Licensee Name and Address
- 1) Name: Singh Arshdeep - Age: 22 Address: Flat No:2870B Sector 42C , Floor No:Second, Building Name:-, Block Sector:CHANDIGARH, Road:Near ISBT Sector 43 , City:CHANDIGARH, District:CHANDIGARH, State:CHANDIGARH, Pin:160036 PAN: FRMPS0447F
- 2) Name: Gupta Mohit - Age: 21 Address: Flat No:Ward no 14 Ekta colony, Floor No:Ground, Building Name:-, Block Sector:Basoda, Road:Tyonda road, City:Basoda, District:VIDISHA, State:MADHYA PRADESH, Pin:464221 PAN: BXFPG0620P
- 3) Name: Singh Kavipal - Age: 22 Address: Flat No:E-568, Floor No:Ground, Building Name:-, Block Sector:Patiala, Road:Azad Nagar Sirhind Road, City:Patiala, District:Patiala, State:PUNJAB, Pin:147001 PAN: FLIPS2407F
- 4) Name: Rana Yogesh Kumar Age: 23 Address: Flat No:House No.1046 Block 28, Floor No:Ground, Building Name:-, Block Sector:New Delhi , Road:Baba Kharak Singh Marg , City:New Delhi , District:CENTRAL DELHI, State:DELHI, Pin:110001 PAN: BKWPB3743E
- 5) Name: Nagar Avinash Kumar Age: 21 Address: Flat No:House No.D-832, Floor No:Ground , Building Name:-, Block Sector:Ashok Nagar Delhi, Road:Street number 4, City:DELHI, District:EAST DELHI, State:DELHI, Pin:110093 PAN: AUBPN9271B
- 6) Name: Gulabani Sagar - Age: 21 Address: Flat No:B 402, Floor No:Fourth, Building Name:Vardan Tower, Block Sector:Ahmedabad, Road:Near Pragatinagar Garden Shastrinagar Naranpura, City:AHMEDABAD, District:AHMEDABAD, State:GUJARAT, Pin:380013 PAN: CAYPG3060N
- (9) Date of Execution 28/08/2017
- (10) Date of Registration 28/08/2017
- (11) Registration Number/Year 8799/2017
- (12) Stamp Duty Rs.1127.50/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 20 :



CHALLAN
MTR Form Number-6

GRN MH004844452201718E	BARCODE	Date 28/08/2017-16:17:45	Form ID 36A
Department Inspector General Of Registration		Payer Details	
Stamp Duty Type of Payment Registration Fee		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name HVL4_HAVELI 4 JOINT SUB REGISTRAR	Full Name	Gatne Anita Vikrant	
Location PUNE			
Year 2017-2018 One Time	Flat/Block No.	Flat No A 14 Golf Links Co oprative HSG	
	Premises/Building	Yerawada	
Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	1130.00	Road/Street	Yerawada
0030063301 Registration Fee	1000.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 0 6
		Remarks (If Any)	
		SecondPartyName=Singh Arshdeep and others~	
		Amount In	Two Thousand One Hundred Thirty Rupees Only
Total	2,130.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017082880502 CKD3988223
Cheque/DD No.		Bank Date	RBI Date 28/08/2017-16:18:22 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	eRegistration/8799/2017	0002711712201718	28/08/2017-16:45:54	IGR027	1000.00

GRN : MH004844452201718E **Amount :** 2,130.00 **Bank :** STATE BANK OF INDIA **Date :** 28/08/2017-16:17:45

2	eRegistration/8799/2017	0002711712201718	28/08/2017-16:45:54	IGR027	1130.00
Total Defacement Amount					2,130.00

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1127.50/-	MH004844452201718E	28/08/2017
Registration Fee	Rs. 1000/-	MH004844452201718E	28/08/2017

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 28/08/2017 at Pune

Between,

1) **Name:** Mrs./Shrimati/Miss.Gatne Anita Vikrant, Age : About 39 Years, PAN : AEBPD2713A, Aadhaar: XXXX XXXX 4669 Residing at: Flat No:Plot No 10+11, Floor No:Ground, Building Name:Gatne Bungalow, Block Sector:Chinchwad, Road:Opp Tanaji Gawade Gym, Tanaji Nagar,, PUNE, PUNE, MAHARASHTRA, 411033

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.Singh Arshdeep -, Age : About 22 Years, PAN : FRMPS0447F, Aadhaar: XXXX XXXX 5758 Residing at: Flat No:2870B Sector 42C , Floor No:Second, Building Name:-, Block Sector:CHANDIGARH, Road:Near ISBT Sector 43 , CHANDIGARH, CHANDIGARH, CHANDIGARH, 160036

2) **Name:** Mr.Gupta Mohit -, Age : About 21 Years, PAN : BXFPG0620P, Aadhaar: XXXX XXXX 5170 Residing at: Flat No:Ward no 14 Ekta colony, Floor No:Ground, Building Name:-, Block Sector:Basoda, Road:Tyonda road, Basoda, VIDISHA, MADHYA PRADESH, 464221

3) **Name:** Mr.Singh Kavipal -, Age : About 22 Years, PAN : FLIPS2407F, Aadhaar: XXXX XXXX 4164 Residing at: Flat No:E-568, Floor No:Ground, Building Name:-, Block Sector:Patiala, Road:Azad Nagar Sirhind Road, Patiala, Patiala, PUNJAB, 147001

4) **Name:** Mr.Rana Yogesh Kumar, Age : About 23 Years, PAN : BKWPB3743E, Aadhaar: XXXX XXXX 4333 Residing at: Flat No:House No.1046 Block 28, Floor No:Ground, Building Name:-, Block Sector:New Delhi , Road:Baba Kharak Singh Marg , New Delhi , CENTRAL DELHI, DELHI, 110001

5) **Name:** Mr.Nagar Avinash Kumar, Age : About 21 Years, PAN : AUBPN9271B, Aadhaar: XXXX XXXX 2008 Residing at: Flat No:House No.D-832, Floor No:Ground , Building Name:-, Block Sector:Ashok Nagar Delhi, Road:Street number 4, DELHI, EAST DELHI, DELHI, 110093

6) **Name:** Mr.Gulabani Sagar -, Age : About 21 Years, PAN : CAYPG3060N, Aadhaar: XXXX XXXX 9391 Residing at: Flat No:B 402, Floor No:Fourth, Building Name:Vardan Tower, Block Sector:Ahmedabad, Road:Near Pragatinagar Garden Shastrinagar Naranpura, AHMEDABAD, AHMEDABAD, GUJARAT, 380013

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 his 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 28/08/2017 and ending on 27/07/2018, 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 28/08/2017 and ending on 27/07/2018

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 40000(Forty Thousand Only) per month towards the compensation and Rs. 120000(One Hundred and 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. 120000/-(One Hundred and Twenty 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) Miscellaneous: Property should be professionally cleaned at the time of vacating and should be handed over in the same condition as given

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 Licensor equally .

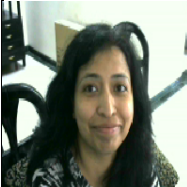
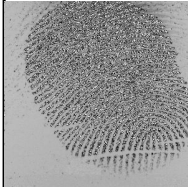
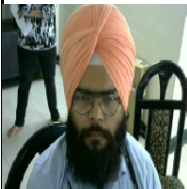
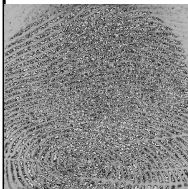
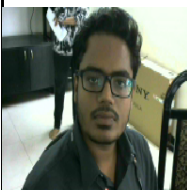

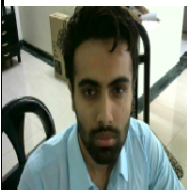

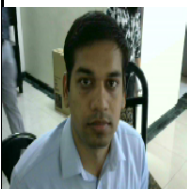

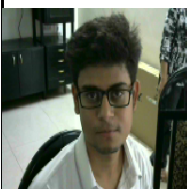

SCHEDULE I

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





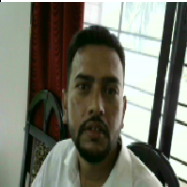

All that constructed portion being Residential unit bearing Apartment/Flat No. A -14, Built-up :1325 Square Feet, situated on the 4 Floor of a Building known as 'Golf Links Co-oprative HSG' standing on the plot of land bearing Survey Number :103/1 & Plot Number :121, 124A ,Road: Opposite Nagar Road, Location: Yerawada Pune, of Village:Yeravada,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
Licensors Mrs./Shrimati/Miss. <u>Gatne Anita</u> Vikrant Address: Flat No:Plot No 10+11, Floor No:Ground, Building Name:Gatne Bungalow, Block Sector:Chinchwad, Road:Opp Tanaji Gawade Gym, Tanaji Nagar,, PUNE, PUNE, MAHARASHTRA, 411033			Not Available
Licensees Mr. <u>Singh Arshdeep</u> - Address: Flat No:2870B Sector 42C , Floor No:Second, Building Name:-, Block Sector:CHANDIGARH, Road:Near ISBT Sector 43 , CHANDIGARH, CHANDIGARH, CHANDIGARH, 160036			Not Available
Licensees Mr. <u>Gupta Mohit</u> - Address: Flat No:Ward no 14 Ekta colony, Floor No:Ground, Building Name:-, Block Sector:Basoda, Road:Tyonda road, Basoda, VIDISHA, MADHYA PRADESH, 464221			Not Available
Licensees Mr. <u>Singh Kavipal</u> - Address: Flat No:E-568, Floor No:Ground, Building Name:-, Block Sector:Patiala, Road:Azad Nagar Sirhind Road, Patiala, Patiala, PUNJAB, 147001			Not Available
Licensees Mr. <u>Rana Yogesh Kumar</u> Address: Flat No:House No.1046 Block 28, Floor No:Ground, Building Name:-, Block Sector:New Delhi , Road:Baba Kharak Singh Marg , New Delhi , CENTRAL DELHI, DELHI, 110001			Not Available
Licensees Mr. <u>Nagar Avinash Kumar</u> Address: Flat No:House No.D-832, Floor No:Ground , Building Name:-, Block Sector:Ashok Nagar Delhi, Road:Street number 4, DELHI, EAST DELHI, DELHI, 110093			Not Available










<u>Licensees</u> Mr. Gulabani Sagar -Address: Flat No: B 402, Floor No: Fourth, Building Name: Vardan Tower, Block Sector: Ahmedabad, Road: Near Pragatinagar Garden Shastrinagar Naranpura, AHMEDABAD, AHMEDABAD, GUJARAT, 380013			Not Available
<u>Witness of execution of all executants</u> Deshmukh Pradeep Shrimant Address: Flat No:-, Floor No: Ground, Building Name: Sarthak Niwas, Block Sector: Yedshi, Road: Near Swami Smarth Mandir, osmanabad, OSMANABAD, MAHARASHTRA, 413405			Not Required
<u>Witness of execution of all executants</u> Waghmare Sunny Kailas Address: Flat No: Survey No. 27 , Floor No: Ground, Building Name:-, Block Sector: Yerwada , Road: Near Bduuha Vihar, PUNE, PUNE, MAHARASHTRA, 411006			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiaries 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 Gatne Anita Vikrant XXXX XXXX 4669	28/08/2017 02:31:03 PM	28/08/2017 02:31:27 PM	Anita Vikrant Gatne, Female, XXXX XXXX 4669	
Licensees Singh Arshdeep XXXX XXXX 5758	28/08/2017 02:31:39 PM	28/08/2017 02:31:52 PM	Arshdeep Singh, Male, XXXX XXXX 5758	
Licensees Gupta Mohit - XXXX XXXX 5170	28/08/2017 02:32:02 PM	28/08/2017 02:32:15 PM	Mohit Gupta, Male, XXXX XXXX 5170	
Licensees Singh Kavipal - XXXX XXXX 4164	28/08/2017 02:32:25 PM	28/08/2017 02:35:06 PM	Kavipal Singh, Male, XXXX XXXX 4164	
Licensees Rana Yogesh Kumar XXXX XXXX 4333	28/08/2017 02:50:51 PM	28/08/2017 02:51:09 PM	Yogesh Kumar Rana, Male, XXXX XXXX 4333	
Licensees Nagar Avinash Kumar XXXX XXXX 2008	28/08/2017 02:36:16 PM	28/08/2017 02:36:33 PM	Avinash Kumar Nagar, Male, XXXX XXXX 2008	
Licensees Gulabani Sagar XXXX XXXX 9391	28/08/2017 02:36:42 PM	28/08/2017 02:37:05 PM	Sagar Gulabani, Male, XXXX XXXX 9391	



identifier for all executants <u>Deshmukh</u> <u>Pradeep</u> <u>Shrimant</u> <u>XXXX XXXX</u> <u>0324</u>	28/08/2017 02:45:18 PM	28/08/2017 02:45:46 PM	Pradeep Shrimant Deshmukh, Male, XXXX XXXX 0324	
identifier for all executants <u>Waghmare</u> <u>Sunny Kailas</u> <u>XXXX XXXX</u> <u>2874</u>	28/08/2017 02:44:57 PM	28/08/2017 02:45:09 PM	Sunny Kailas Waghmare, Male, XXXX XXXX 2874	

