

7/4860

पावती

Original/Duplicate

Saturday,August 04 ,2018
1:38 PMनोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 5586 दिनांक: 04/08/2018

गावाचे नाव: येरवडा

दस्तऐवजाचा अनुक्रमांक: हवेल7-4860-2018

दस्तऐवजाचा प्रकार: 36-व-लिङ्ग ऑड लायसन्स

सावर करणाऱ्याचे नाव: विकांत विलास गटणे आणी अनिता विकांत गटणे तर्फे कूमू महतुन विलास रामबांद गटणे

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 1500.00

आपलास मूळ दस्त खंबनेल प्रिंट, सूरी-२ वंदाजे
1:30 PM ह्या वेळेस यिक्केल.

सह दुर्यम निबंधक, हवेली-७

बाजार मुल्य: रु.80000/-

सह दुर्यम निबंधक वर्ग-२

मोबाइल रु.38000/-

हवेली क्र.७, पुणे

मरलेले मुद्रांक शुल्क: रु. 1100/-

1) देयकाचा प्रकार: eChallan रकम: रु.1000/-
ठीडी/धनादेश/ये ऑर्डर क्रमांक: MH004746768201819E दिनांक: 04/08/2018

देयकाचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.500/-
ठीडी/धनादेश/ये ऑर्डर क्रमांक: 0408201800750 दिनांक: 04/08/2018

देयकाचे नाव व पत्ता:

8/4/2018

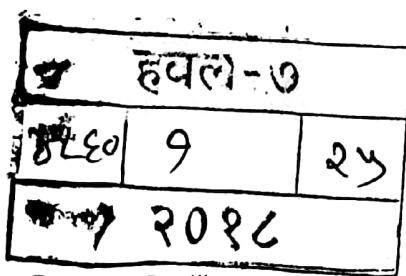
2fST

CHALLAN
MTR Form Number-6



GRN MH004746768201819E	BARCODE	Date 04/08/2018-10:33:54	Form ID 36A
Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Type of Payment Registration Fee		PAN No.(If Applicable)	
Office Name HVL7_HAVELI 7 JOINT SUB REGISTRAR		Full Name	Vikrant Vilas Galne
Location PUNE		Flat/Block No.	Flat No 14 Wing A Golf Links Co Op Housing Society
Year 2018-2019 One Time		Premises/Building	
Account Head Details		Amount In Rs.	Road/Street Yerawada Area/Locality Pune Town/City/District PIN 411006
0030046401 Stamp Duty		1100.00	
0030063301 Registration Fee		1000.00	
			Remarks (If Any) SecondPartyName=Arshdeep Singh-
Total		2,100.00	Amount In Words Two Thousand One Hundred Rupees Only
FOR USE IN RECEIVING BANK			
Payment Details PUNJAB NATIONAL BANK		Bank CIN	Ref. No.
Cheque/DD Details		03006172018080400105	142437338
Cheque/DD No.		Bank Date	RBI Date 04/08/2018-10:34:45
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
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.
सदर चलन लेपल दुर्घट निवृत्तक कायालियात नोंदणी करावयाच्या दस्तावाती लागू आहे. नोंदणी न करावयाच्या दस्तावाती सदर चलन लागू नाही.



Page 1/1

Gatne
Anup
Anup Singh
Manpreet Singh
Amritinder
Maan

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	0408201800750	Date	04/08/2018
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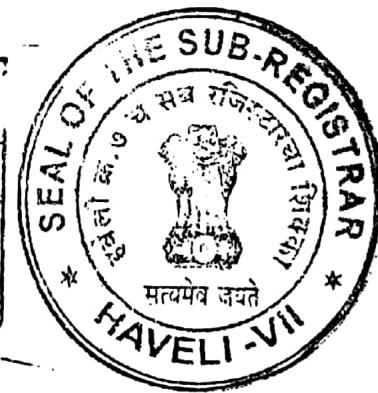
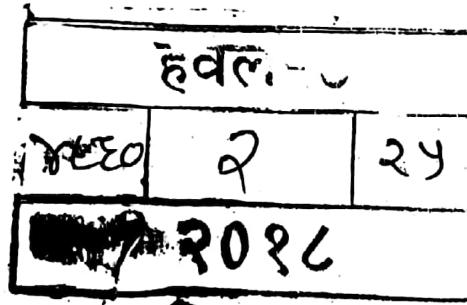
Received from VIKRANT VILAS GATNE, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Havelli 7 of the District Pune.

Payment Details

Bank Name	PUNB	Date	04/08/2018
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Bank CIN	10004152018080400634	REF No.	142436540
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This is computer generated receipt, hence no signature is required.



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9 2016		



LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENCE IS MADE AND EXECUTED AT PUNE ON THIS 04th DAY OF August, 2018.

BETWEEN

1. MR. VIKRANT VILAS GATNE

Age : 40 Years , Occ. Service,

2. MRS. ANITA VIKRANT GATNE

Age : 40 Years , Occ. Service,

Through Power of Attorney Holder

MR. VILAS RAMCHANDRA GATNE

Age : 71 Years , Occ. Service/ Business,

R/At – Plot No 10+11, Gatne Bungalow,

Opp Tanaji Gawade Gym, Tanaji Nagar,

Chinchwad, Pune 411033,

Hereinafter referred to as "THE LICENSORS"

(Which expression shall unless repugnant to the context mean there of shall mean and include his heirs, executors, administrators and assigns etc.)

PARTY OF THE FIRST PART

AND

1. MR. ARSHDEEP SINGH

Age : 23 Years, Occ: Service

Permanent R/At – 2870B, Sector 42C

Chandigarh 160036

PAN : FRMPS0447F

E- Mail : arsh012@gmail.com

2. MR. AMANJOT SINGH

Age : 23 Years, Occ: Service

Permanent : Vill : Khushipur, P.O : Dalelpur,

Near Kalanaur, Distt : Gurdaspur, Pin: 143512

PUNJAB

PAN : JZBPS1924N

E- Mail : amanjsingh005@gmail.com

Gatne
Anita
Vilas
Arshdeep Singh
Amanjot Singh

नवल - ७		
४५६०	८	२४
१२०१८		



3.MR. AMITESHWAR SINGH SIDHU

Age :24 Years, Occ: Service
Permanent R/At – 3002, Phase 7, Mohali
Punjab 160062
PAN : HECPS9828K
E- Mail : amiteshwarsidhu7@gmail.com

4.MR. MANPREET SINGH

Age :24 Years, Occ: Service
Permanent R/At – House No 297, Vill- Ralli,
Distt : Mansa, Punjab
PAN : JMXPS3071R
E- Mail : chahalmanpreet70@gmail.com

Hereinafter referred to as “THE LICENSEES”

(Which expression shall unless repugnant to the context meaning there of shall mean and include his heirs, executors, administrators and assigns etc.)

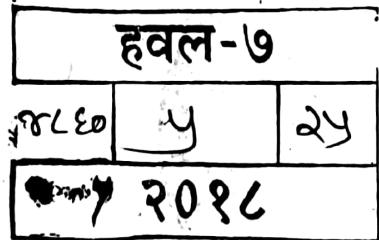
PARTY OF THE OTHER PART

W H E R E A S :

The Licensor is the owner and / or otherwise well and sufficiently entitled to and possessed of residential flat / premises bearing Flat No. 14, admeasuring 114.27 sq.meters. (buil-up) on fourth floor, in wing no A , alongwith the terrace admeasuring 17.65 sq. mtrs and paring no 4 at ground floor in A Wing admeasuring 9 sq. mtrs with all rights situated in the building known as “Golf Links Co Op Housing Society Ltd” constructed on the property bearing s no 103, Plot no 124/A, C T S NO 1963/6/65 , Yerawada Haveli pune and more particularly described in the First Schedule hereunder written (herein after referred to as “the said premises” or “the said flat”).

- a. The Licensee being in need for residential flat / premises for their residence have requested the Licensor to allow /permit the Licensee to use and occupy the said flat on leave and license basis (and not as a tenant) belonging to the Licensor which the Licensor has agreed to do for a period of 11 (Eleven Month) months effective from 01/08/2018 to 30/06/2019 and on the terms and conditions hereinafter appearing.

R. Singh *Anita* *Amit* *Manpreet* *Amiteshwar*



NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Licensor hereby grants to the Licensee on Leave and Licensee basis to use and occupy the said premises for period of 11 (Twelve Month) months commencing from 01/08/2018 to 30/06/2019 for her residential purposes of the Licensee.
2. The Licensee shall use the Said Premises for the purpose of residence for self and bona fide servants and for no other purpose whatsoever and shall not permit or allow any other person other than those mentioned herein above to occupy or reside in the said premises.
3. The Licensor shall be deemed to be in judicial possession of the said premises and the licensee will be in use of and in occupation of the said premises as a mere licensee, it being the intention of the parties hereto that the exclusive possession of the said premises shall vest in the Licensors alone.
4. The Licensee shall pay to the Licensor a sum of Rs. ३८०००/- (Rupees Thirty Eight Thousand only) every month as License fee/ compensation for use and occupation of the Said Premises. The payment of such License fee / compensation shall be made by the Licensee to the Licensor without any deduction of any kind whatsoever on or before the 10th day of each
5. The Interest Free Refundable Security Deposit has been paid to the owner of the said flat. During the term of the license hereby granted the Licensee shall keep deposited with the Licensor a sum of Rs.80,000/- (Rupees Eighty Thousand only) by Cash/NFT / Vide cheque No. _____ dt. _____, Drawn _____ Bank and by way of interest free Security Deposit for due fulfillment of the terms and conditions of this agreement. The said security deposit shall carry no interest and shall be refunded by the Licensor to the Licensee on the Licensee vacating and handing over quiet and peaceful occupation / possession of the Said Premises to the Licensor on the expiry of the license period or its sooner determination within 10 days of such a peaceful vacation. The Licensor shall be entitled to deduct from the Security Deposit such amount being the amount towards the costs, damage, loss caused to the Said Premises by the Licensee or their family members in occupation of the Said Premises towards such expenses that would be required to restore back the Said Premises in its original condition as

*Lease
Agreement
dated 15/06/2018
between
Mayant
Bhushan &
Anupam*

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was on the commencement of the license. The quantum of such loss or damage and expenses reasonably required to restore the Said Premises in its present condition shall be quantified by the Architect alone and both the parties hereto undertake to agree to the same.

6. All charges in respect of electricity or other illuminant energy or power consumed on the licensed premises by the Licensee and other charges of and incidental to the use and occupation of the said premises including Cable T. V. charges, telephone bills, if any, shall be paid by the Licensee to the concerned authorities directly. The Licensor shall pay the PMC taxes, Society charges and the maintenance charges and also all other rates, taxes, cesses, charges, assessments and other impositions, duties and outgoings to the concerned authorities as and when levied by the concerned authorities for and during the continuance of this agreement.
7. The Licensee shall keep the interior of the Said Premises and the floors, walls, ceiling, doors, windows, electricity installations, water taps and other fittings and fixture thereof in good condition (reasonable wear and tear and damage by fire tempest and acts of God excepted) and shall repair, make good or replace and damage or breakage caused to the same or any part thereof. All major repairs in the Said Flat shall be carried out by the Licensor promptly as and when required.
8. The Licensee and / or any person on behalf of the Licensee shall not make any alterations or additions to the construction or arrangement (internal or external) of permanent nature in the Said Premises. It is specifically understood that on expiry of this agreement or its sooner determination as provided herein the Licensee shall at her costs restore and hand over the Said Flat / Premises in the same condition as it has been given to the Licensee on the commencement of the License hereby granted and this is the essence of this agreement. The Licensee shall be entitled to bring her own furniture and goods in the Said Premises.
9. The Licensee and / or her family members, servants shall not do or permit to be done upon the said premises any act of thing which is contrary to the provision of Maharashtra Co-operative Societies Act rules and bye laws of the society and which may be or may become a nuisance or annoyance to or in any way interfere with the quiet possession of the Licensor or the tenants or occupiers of the other portions of the building in which Said Premise is situated.

*Arif
Aditya
Nilesh
Prakash*

हवेली - ७

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* ७ २०१८



10. It is expressly agreed and declared that no tenancy rights nor any right title or interest in the nature of tenancy nor any other interest whatsoever are hereby created or intended to be created by this agreement in favor of the Licensee.
11. The Licensee shall not keep or store in or upon any part of the Said Premises petrol or any other goods of combustible hazardous or explosive nature except goods of such nature as are required for household use and care and permitted by the Law; nor to do or suffer to be done on the Said Premises any thing which shall invalidate or make avoidable or increase the premium payable on the policy or policies or insurance for the time being in force in respect of the building in which the Said Premise is situated.
12. It is expressly agreed by and between the parties hereto that this agreement is only for period of 11 (Eleven) months commencing from 01/08/2018 The License shall automatically stand terminated on the expiry of the period as stated above and it shall not be necessary for the Licensor to give a notice for termination. The Licensee upon such termination shall hand over vacant and peaceful occupation/possession to the Licensor.
13. The license to use the Said Premises is being granted to the Licensee on a personal basis and the Licensee shall not be entitled to transfer, assign, sub-let, under-let or grant any license in respect of or part with possession of the Said Premise or any part thereof.
14. The Licensee and servants, if any, shall observe and perform all the terms and conditions / bye-laws applicable to the Said Premise. The Licensee shall also observe all the Municipal and Society laws, rules and regulations and bye-laws as applicable in respect of use and occupation of the said premises.
15. If the compensation for the Said Premise payable hereunder or any part thereof shall remain unpaid for period of 15 days after the same has become due (whether demanded or not) of if any of the terms and conditions therein contained shall not be performed or observed then and in any of the said events it shall be lawful for the Licensor or any of the person or persons duly authorized by them to forthwith terminate and revoke the license hereby granted by giving a written notice to the Licensee. Notwithstanding anything to the contrary herein and upon such termination of the license, the Licensor or their authorized representative shall be at liberty to enter upon the Said Premise for that purposes to break open any doors, locks or bolts to

अनुमति दिया गया
राजेश
टाइप
होल्ड पी.डी.
प्रिंटर्स.

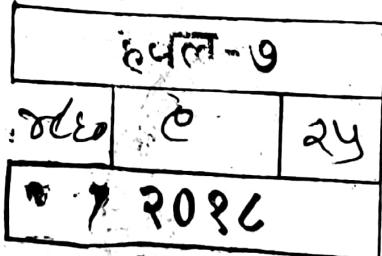
हवल - ७		
४६५०	८	२४
२०१८		



get entry into the Said Premise and thereupon the Licensee and its family members and bonafide servants occupying the Said Premise shall remove themselves with all their belongings from the Said Premise and shall hand over quiet, peaceful and vacant possession of the Said Premise to the Lessor or their authorized representative.

16. The Lessor shall not be responsible for any damage that may happen to the person or property whatsoever of the Licensee, her family members, servants visitors, invitees and other persons using the Said Premise for the time being by fire, rain, floods, leakage, bursting of water or electric wires, castings or tubes or other installation in or about the Said Premises or by the giving way of any portion or portions of the flooring, walls, roof, ceiling or any other part of the building or from any cause whatsoever.
17. Upon expiry of the license hereby granted or termination of the license hereby created or sooner determination thereof, the Licensee shall forthwith remove themselves together with their furniture fixtures and belongings and if the Licensee continue to occupy the said premises after the expiry, termination and/or the determination of the License then and in that event the Licensee, and their bonafide servants shall do so as a trespasser and will be liable to adjustment proceedings AND IT IS HEREBY agreed that until the vacant occupation of the said premises is handed over to the Lessor as aforesaid, the Licensee shall be bound and liable to pay to the Lessor a sum of Rs. 1000/- per day as and by way of agreed compensation damages for wrongful occupation of the said premises.
18. It is expressly agreed by and between the parties hereto that if before the completion of the terms under this agreement, either Party desirous of terminating this agreement shall be at liberty to terminate the license hereby created without assigning any reason thereof by giving at least One months notice.
19. The Licensee shall not change the lock on the main entrance door or other doors of the Said Premises. The Licensee shall allow the Lessor and or their agent at a reasonable time to inspect the Said Premise with prior notice to the Licensee.
20. Notwithstanding anything stated herein it is clearly understood and agreed between the parties hereto that the permission granted hereby can be revoked forthwith by the Lessor prematurely, if any legislation / notification prohibiting or restricting Leave and License

*P. Chauhan
Anil
M. H. D.
Shyam S.
Bintekumar*



permission comes in force; or the property tax is increased abnormally by PMC for giving the flat on Leave and License basis.

21. The parties declare that this agreement is governed by the provisions of the Maharashtra Rent Control Act, 1999. The parties hereto agree that without prejudice to the foregoing provisions and without prejudice to all or any other rights and remedies that may be available to the Licensors under this agreement. The Lessor are entitled to avail of rights conferred by the Maharashtra Rent Control Act, 1999 to recover possession of the Said Premises and that this agreement is governed by the provisions of the Maharashtra Rent Control Act, 1999.
22. It is agreed between the parties that the original of this agreement shall be retained by the Lessor and the Licensee shall keep with her a copy of this agreement.
23. Any dispute pertaining to this agreement shall be subject to the jurisdiction of courts in Pune only.
24. The Stamp duty registration charges etc applicable hereto shall be shared by the lessor and the licensee equally. Each party shall be responsible for their respective advocate fees.

FIRST SCHEDULE ABOVE REFERRED TO

Flat No. 14, admeasuring 114.27 sq.meters. (buil-up) on fourth floor, in wing no A , alongwith the terrace admeasuring 17.65 sq. mtrs and paring no 4 at ground floor in A Wing admeasuring 9 sq. mtrs with all rights situated in the building known as "Golf Links Co Op Housing Society Ltd" constructed on the property bearing s no 103, Plot no 124/A, C T S NO 1963/6/65 , Yerawada Haveli pune and within the registration Sub District Haveli , District Pune and within the limits of the Pune Municipal Corporation.

[Handwritten signatures and initials in ink, including 'John', 'Amy', 'Siddh', 'J.S.', 'is a part of', and 'Omkeswar' in cursive script.]

हवेली - ७

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* ₹ २०१८



IN WITNESS WHEREOF the parties hereto have executed these presents
the day and year here in above written.

SIGNED SEALED AND DELIVERED
by the Within named LICENSOR



1. MR. VIKRANT VILAS GATNE
2. MRS. ANITA VIKRANT GATNE
Through Power of Attorney Holder
MR. VILAS RAMCHANDRA GATNE
SIGNED SEALED AND DELIVERED
by the Within named LICENSEE



1. MR. ARSHDEEP SINGH



2. MR. AMANJOT SINGH



3. MR. AMITESHWAR SINGH SIDHU



In the Presence of:

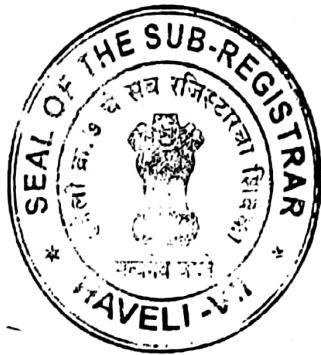
Witness 1

Witness 2

Ajay More

Wadgaon Sheri
Pune - 411044

સંપત્તિ - ૭		
૨૬૪૦	૯૯	૨૪
૧૨૦૩૮		



APPENDIX

List of Fittings and Fixtures

Living cum dining room

- =====
- 1. Dining table for 6
- 2. 6 dining chairs
- 3. 1 sofa set (3 + 2 + 1 seater - new one has been ordered and will be delivered in 2 weeks time)
- 4. 1 Center table
- 5. Wall mounted Sony Bravia 40 inch smart tv.
- 6. 3 ceiling fans
- 7. Rods and curtains

Kitchen

- =====
- 1. Refrigerator (210 liters)
- 2. Gas connection with 2 burner stove
- 3. 1 Microwave
- 4. 1 washing machine
- 5. 1 water purifier

Bedrooms

- =====
- 1. Wardrobe in each bedroom
- 2. 1 Queensize bed with 1 side table in every bedroom
- 3. Split AC in each bedroom with remotes (1.5 ton Godrej)
- 4. 1 ceiling fan in each bedroom
- 5. Curtains in all bedrooms and living room

Bathrooms

- =====
- 1. Water heaters (1 per bathroom)
- 2. Toiler paper holders(1 per bathroom)
- 3. Towel rings (1 per bathroom)
- 4. Bathroom mirrors (1 per bathroom)

Radhe
 Anup
 Ashok P
 Mayur
 Amit Kumar

Original
नोंदणी ३९ म.
Regn. ३९ M

Friday, August 31, 2007.

11:03:44 AM

पावती

पावती क्र.: 7363

दिनांक 31/08/2007

गायाचे नाव घेरवडा

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

हवल ११ - ०७३५६ - २००७

मुख्यत्वारपाला

सादर करणाराचे नाव: विक्रीत विलास गटणे

* नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (8)

एकूण रु.

100.00

160.00

260.00

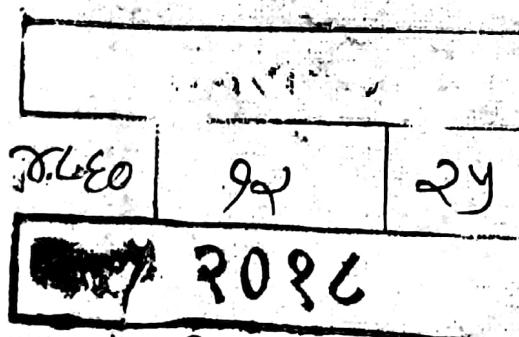
आपणास हा दस्त अंदाजे 11:17AM ह्या वेळेस मिळेला

दुर्घटनाकारी
हवली ११ (पुणे कॅम्प)

बाजार मुल्य: ० रु.

मोबदला: ० रु.

भरलेले मुद्रांक शुल्क: 100 रु.



भारतीय गैर न्यायिक

भारत

भारतीय गैर न्यायिक

पचास

रुपये

₹.50

FIFTY
RUPEES

RS.50

INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

M 451306

रा १८४८ दिनांक ३१/१६७ नं ५०१२

की.विठ्ठल गोदां

100/-

रा. गोदां

स्वतंत्र गोदां

स्वतंत्र गोदां

स्वतंत्र गोदां

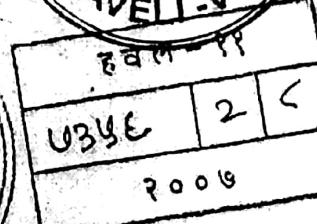
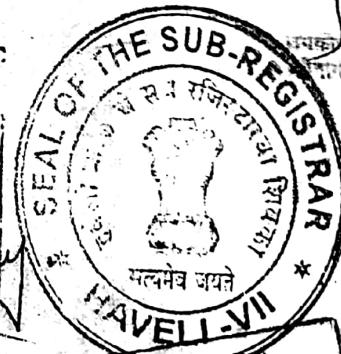
स्वतंत्र गोदां

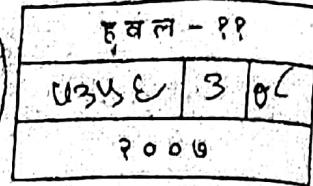
स्वतंत्र गोदां

स्वतंत्र गोदां

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गोदां ३० रुपये





POWER OF ATTORNEY

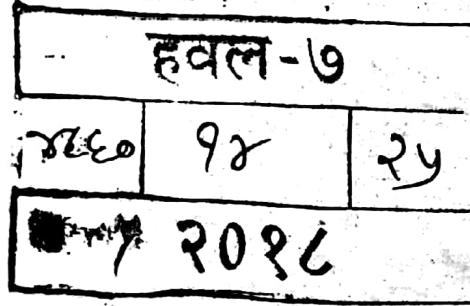
Know all men by these presents, that we MR. VIKRANT VILAS GATNE,
 AGE: 29 YEARS, OCC: SERVICE, AND MRS. ANITA VIKRANT GATNE
 AGE: 29 YEARS, OCC: SERVICE, BOTH R/A/T: Plot No. 10+11, Gathe
 Bungalow, Opp Tanaji Gawade Gym, Tanaji Nagar, Chinchwad, Pune-411033,
 send greetings,

WHEREAS WE are absolute owners of All that piece and parcel of Flat
 No. 14, admeasuring 114.27 sq.meters. (built-up) on Fourth Floor, in Wing No.
 "A", alongwith the terrace admeasuring 17.65 sq.mtrs. and Parking No. 4 at
 ground floor in A Wing, admeasuring 9 sq.mtrs., with all rights, situated in the
 building known as "GOLF LINKS" CO-OP. HOUSING SOCIETY LTD.", bearing
 Registration No. PNA/PNA(4)/HSG(T.C.)/ 5517/2005 dt. 19/09/2005 constructed
 on the property bearing S.No. 103, Plot No. 124/A, C.T.S. No. 1963/64/65,
 Yerawada, Tal- Haveli, Dist-Pune, within the jurisdiction of Haveli No. VIII, within
 the limits of Pune Municipal Corporation, alongwith membership in the said
 society and all the rights and other benefits, including the deposits which may be
 lying with the society and along with all rights to use all common amenities,
 staircases, terrace, play grounds, common lands etc., in the said society.

(hereinafter said and referred to as "SAID FLAT" for the sake of brevity
 and convenience).

AND WHEREAS due to our personal reasons and due to other works, WE
 are not able look after the said property, It's maintenance and all other things. As
 such it is not possible for us to manage all the affairs related to the said Flat. In
 the circumstances, aforesaid it is necessary and also expedient for us to appoint
 somebody to look after our said Flat and to take care, to execute leave and
 license agreements ,sign them on our behalf ,register the same and collect the
 license fees in our name etc. on our behalf or to attend all the matters in respect
 of our said Flat to negotiate, to lodge documents for registration and to do all
 acts/ affairs and things during our absence.

WE, therefore, appoint my father Name - Mr Vilas Ramchandra Gathne
 Age-61yrsAddress - Plot No 10+11, Gathe Bungalow, Opp Tanaji Gawade Gym,
 Tanaji Nagar. Chinchwad, Pune-411033
 Occupation - Retired, as our true and lawful Attorney with full powers to do and
 execute the followings acts and things, mentioned hereinafter:





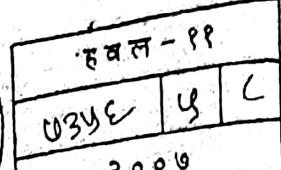
हवल - ११	
10342	४
2008	

WE do hereby make, constitute and appoint and by these presents and have made, constituted and appointed Mr Vilas Ramchandra Gatre, to do all or any of the following acts, deeds, things in our name and on our behalf and us as detailed below:-

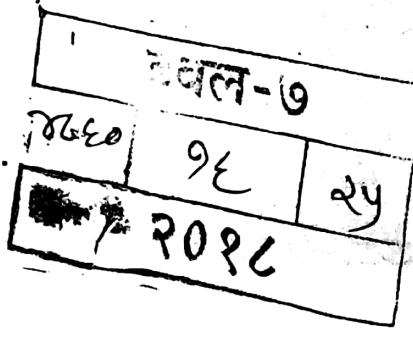
- 1) To sign, execute and deliver leave and license agreements with the prospective licensee/s and to do all things so as to complete the transaction and registration of the same.
- 2) To sign and execute leave and license instruments which he shall consider necessary of the said Flat as we could do ourselves, if personally present.
- 3) To present and lodge in the office of the Sub-Registrar of Assurances at the respective place/ places and admit execution of the leave and license Agreement, executed in favour of the prospective Licensee/s and to do all acts and things necessary for effectively registering the same.
- 4) WE have given the possession of the Said flat to the Acceptor today. To give formal possession and take the possession of the said Flat to prospective Licensee/s of such part as is in our possession / share.
- 5) To pay stamp duty and registration charges in respect of the license agreement, as if WE are liable to pay the same.
- 6) To settle and pay our Advocate's fees out of the license fees and deposits .
- 7) To credit the net licensee fee proceeds when received to our Bank accounts.
- 8) To cancel and terminate license agreement, if prospective Licensee/s fails to comply with the license agreement terms.
- 9) To file suit against any such person with regards to the said flat and for specific performance or any such proceeding before any such authority and to take all steps to safeguard our interest in the said Flat.
- 10) To enter, occupy, use and maintain our undivided share in the Flat , in case of default in payment of license fees as agreed to by prospective Licensee/s.
- 11) To negotiate on terms for and to agree to and enter into leave and license agreement at such price which our said Attorney, in his absolute discretion, thinks proper and / or to cancel and/ or to repudiate the same.

हवल - ७		
८५०	९४	२४
RORC		





- 12) To receive from the intending Licensee or licensees money and or advance or advances.
- 13) To accept on our behalf and take out summons and notices for and on our behalf.
- 14) To obtain decrees and to file execution proceedings, to take possession of the Flat and the recovery of the dues etc.
- 15) To file suits for eviction, to engage advocates and pleaders, Mukhtars, Income Tax and Sales Tax practitioners, to appear for and on our behalf before Courts, Civil/ Criminal/ Tribunal/ Income Tax, Corporation or before any authority legally entitled to claim our presence before them.
- 16) To make or sign applications, made and swear affidavits before all legal authorities and to pass valid receipts for all amounts or other things to such authorities if found necessary.
- 17) To file documents, papers in all legal proceedings and to withdraw them as and when found necessary.
- 18) To proceed and conduct all proceedings in all the courts, to compromise compound or withdraw such proceedings, to submit to decrees or judgment be non-suited in all such proceedings, to make payments for such person or persons, take receipts for such payments. And to do all or any of the acts, deeds and things in this matter for the better and valid execution of these presents.
- 19) To ask receive and recover from all licensees such sums of money now and payable to us and on non-payment thereof to initiate proceedings against them for recovery of dues.
- 20) To pay taxes, rates, charges etc. due and payable by us.
- 21) To deposit money with Banker or any other person/s and to withdraw money from the bank/s and to invest in shares, stocks, funds as he may think and to receive dividends, income or to dispose of the same as instructed by us..
- 22) And generally to do with regards to leave and license agreement,, execute and perform any other act/s deed/s, matter or thing whatsoever which in



business or affairs ancillary or incidental thereto as full and effectually as WE ourselves could do the same if WE were personally present.

- 23) To appear before the Banks, Registrar/ Sub-Registrar of any district or Sub-District for the registration of Deeds, assurances, contracts or other instruments and to present and register or cause to be registered any deeds, assurances, contracts or other instruments which are necessary for execution of leave and license agreement.

WE do hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or caused to be done, executed or performed in connection with the license agreement only for our Flat and by virtue of this Deed, notwithstanding no express power in that behalf is provided.

IN WITNESS WHEREOF, both the parties have put their respective hands on this 21st day of August, 2007.

WITNESSES:

1) Sign

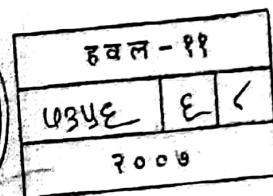
Name

Address

2) Sign

Name

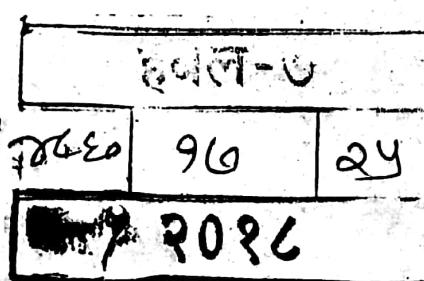
Address



EXECUTORS

Gautham
Law U.S. Lendha
I know the Executants

Gautham
ACCEPTOR



हवल 11

दस्त क्र 7356/2007

०८

दस्त गोपनीया भाग-1

31/08/2007

11:04:53 am

दुर्यम निवंधकः
हवेली 11 (पुणे कॅष्ट)

दस्त क्रमांकः 7356/2007

दस्ताचा प्रकारः मुख्यारनामा

अनु ग्र. पक्षकाराचा नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

 नावः विकात विलास गटणे

लिहून देणार



पत्ता: पर/प्लैट नं.: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: विचवड

शहर/गाड: पुणे

तालुका: -

पिन: -

पैन नम्रवर: -

लिहून देणार

वय 29

सही

 नावः अनिता विकात गटणे

लिहून देणार



पत्ता: पर/प्लैट नं.: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाड: -

तालुका: -

पिन: -

पैन नम्रवर: -

वय 29

सही

AVGatne

 नावः विलास रामचंद्र गटणे

लिहून धेणार



पत्ता: पर/प्लैट नं.: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: विचवड

शहर/गाड: पुणे

तालुका: -

पिन: -

पैन नम्रवर: -

वय 61

सही

Gatne



हवल-७

४५०	९८	२५
१०१८		

दस्तऐवज करने देणार तायारीत [मुख्यारनामा] दस्तऐवज करने दिल्याचे घटूल करतात.

1 OF 1

दस्त गोषवारा भाग - 2

हयल 11

दस्त क्रमांक (7356/2007)

८८

दस्त क्र. [हयल 11-7356-2007] घा. गोषवारा
बाजार मुल्य : ० सोबदला ० भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 31/08/2007 11:01 AM
नियादनाचा दिनांक : 31/08/2007
दस्त हजर करण्याची सही :

दस्तावा प्रकार : 48) मुख्यत्वारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 31/08/2007 11:01 AM
शिक्का क्र. 2 ची वेळ : (झी) 31/08/2007 11:02 AM
शिक्का क्र. 3 ची वेळ : (फटुली) 31/08/2007 11:04 AM
शिक्का क्र. 4 ची वेळ : (ओल्या) 31/08/2007 11:04 AM

दस्त नोंद केल्याचा दिनांक : 31/08/2007 11:05 AM

ओळख :

दुय्यम निवारक यांच्या ओळखाचे इसम असे नियंत्रित करतात की, ते दस्तऐवज करून देणा यात्रा
व्यक्तीश: ओळखदात, व त्यांची ओळख प्रदर्शितात.

1) अऱ्ड विकास एस लॉर्ड घर/प्रॉटेंट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: येरवडा

शहर/ग्राम: पुणे

मालुका: -

पिन: 411006

पापती क्र.: 7363 दिनांक: 31/08/2007

पापतीचे वर्णन

नाव: विक्रांत विलास गटणे

100 : नोंदवणी फी

160 : नायकल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),

ठजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

260: प्रकृण

Pink
दृ. निवारकाची सही, हयली 11 (पुणे कॅम्प)

प्रमाणीत करण्यात येते की

या दस्तऐवज एकूण

पृष्ठे

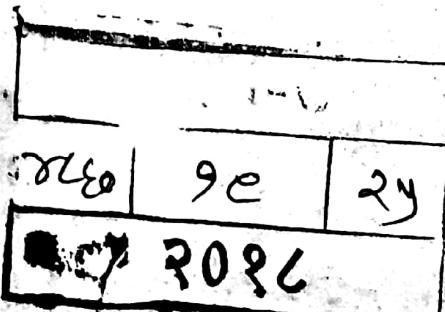
Pink
दुय्यम निवारक येतो की,

Pink
दृ. निवारकाची सही
हयली 11 (पुणे कॅम्प)

पहिले नंदायाचे पुस्तकाचे
बंधी नोंदला

03561

Pink
दुय्यम निवारक हयली-११०
दिनांक 39/8/60



घोषणा पत्र

मी.....कृष्णलाल राठोळे..... याद्वारे घोषित करतो की, दुर्यम निवंधक हवेली नं ७ यांचे कार्या
लयात लिहाज कर्नेल लालासाहेब शिर्षकाचा दस्त नोंदणी अन्ती सादर करण्यात आला आहे.
विष्णुलाल राठोळे यांनी दिनांक ३१/०८/१९०८ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या
आधारे मी, सदर नोंदणीस सादर केला आहे. निष्पादित करून कवुलीजवाब दिला आहे. सदर
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तीपैकी कोणीही मर्यादा झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्वातल ठरलेले
नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे
कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला
जाणीव आहे.

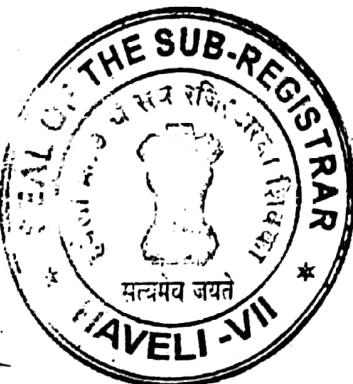
दिनांक : ०५/०८/१९०८
स्थळ : पुणे

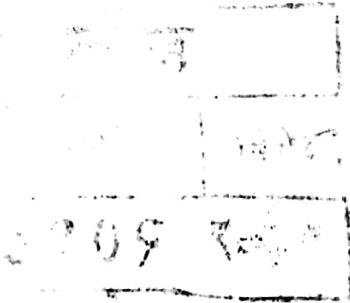
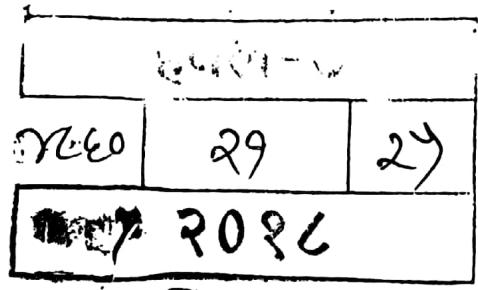
सही :

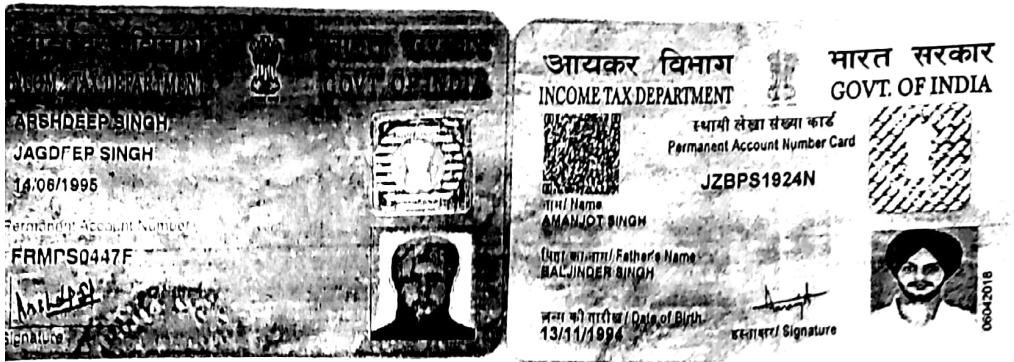
कुलमुखत्यारपत्रधारकाचे नाव :

(Signature)
मिश्र राठोळे

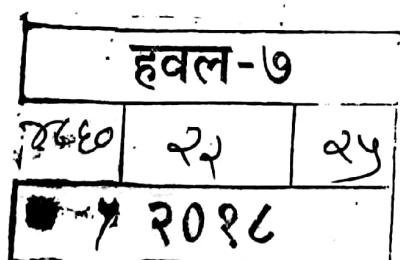
हवल - ७		
४६४०	२०	२५
* २०१८		







स्थायी संखा /PERMANENT ACCOUNT NUMBER	AFSPG2693E
नाम /NAME	VILAS RAMCHANDRA GATANE
पिता का नाम /FATHER'S NAME	RAMCHANDRA GOPAL GATANE
जन्म तिथि /DATE OF BIRTH	27-06-1946
हस्ताक्षर /SIGNATURE	R.R.Sharma
आयकर आयुक्त (कम्प्यूटर बोर्ड) Commissioner of Income-tax(Computer Operations)	



दस्त क्रमांक: हवल 7 /4860/2018

बाजार मुल्य: रु. 80,000/-

मोबदला: रु. 36,000/-

भरलेले मुद्रांक शुल्क: रु. 1,100/-

द. नि. मह. द. नि. हवल 7 यांचे कार्यालयात

पावती: 5586

पावती दिनांक: 04/08/2018

अ. क्र. 4860 वर दि. 04-08-2018

सादरकरणाराचे नाव: विक्रांत विलास गटणे आणी अनिता विक्रांत
गटणे तरफे कूमूल महुन विलास रामचंद्र गटणे

रोजी 1:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 1500.00

दस्त हजर करणाऱ्याची सही:

सह दुर्घम निवंधक, हवेली-7

सह दुर्घम निवंधक, हवेली-7

दस्ताचा प्रकार: 36-अ-लिन्ह अँड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्का क्र. 1 04 / 08 / 2018 01 : 09 : 25 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 08 / 2018 01 : 10 : 49 PM ची वेळ: (फी)



प्रतिज्ञा यत्रा

१. सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच
उपील दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती,
मार्गदर्शक, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपाराली आहे. *दस्ताची
सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कायदेशीर कागदपत्र, कुळमुख्यातरपत्र,
नांदे इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची
संदर्भ.

लिहून देणारे:

लिहून घेणारे:

लिहून घेणारे:



दस्त गोपवारा भाग-2

हवल २४/२५

दस्त क्रमांक: 4860/2018

04/08/2018 1 41:28 PM

दस्त क्रमांक : हवल 7/4860/2018

दस्तावा प्रकार : 36-अ-लिङ्क अँड लायसन्सेस

अनु क. पक्षकाराचे नाव व पत्ता

1 नाव: विकांत विलास गटणे आणी अनिता विकांत गटणे
तर्फे कूप म्हनुन विलास रामचंद्र गटणे
पत्ता: प्लाट नं 10 11, -, गटणे बंगला, तानाजी नागर
चिंचवड, -, चीन्हाडा ०१०, MAHARASHTRA,
PUNE, Non-Government.
पैन नंबर:

पक्षकाराचा प्रकार

लायसेन्सार

वय :- 71

स्वाक्षरी:-

द्वायाचित्र



अंगठ्याचा ठसा



2 नाव: अर्षदीप सिंह

पत्ता: प्लॉट नं: २८७० बी, माळा नं: -, इमारतीचे नाव: -
सेक्टर 42 सी, ब्लॉक नं: घन्डीगार्ह, रोड नं: -, घंडीगढ, स्वाक्षरी:-
घंडीगढ.

लायसेन्सी

वय :- 23

स्वाक्षरी:-

पैन नंबर:



3 नाव: अमनजोत सिंह

पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :- 23
नं: खूशिपूर दलेलपूर कलनीरच्या जवळ, रोड नं: -, स्वाक्षरी:-
पूण्याब, गुरुदासपूर.
पैन नंबर:

लायसेन्सी

वय :- 23

स्वाक्षरी:-

पैन नंबर:



4 नाव: अमिटेश्वर सिंह सिद्धू

पत्ता: प्लॉट नं: ३००२, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :- 24
ब्लॉक नं: केस ७ मोहली, रोड नं: -, पूण्याब, रूणागार, स्वाक्षरी:-
पैन नंबर:

लायसेन्सी

वय :- 24

स्वाक्षरी:-

पैन नंबर:



5 नाव: मनप्रीत सिंह

पत्ता: प्लॉट नं: हाऊस नं २९७, माळा नं: -, इमारतीचे वय :- 24
नाव: -, ब्लॉक नं: रल्सी मनसा, रोड नं: -, पूण्याब, रूणागार, स्वाक्षरी:-
रूणागार.
पैन नंबर:

लायसेन्सी

वय :- 24

स्वाक्षरी:-

पैन नंबर:



वरील दस्तऐवज करून देणार तथाकरीत 36-अ-लिङ्क अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिक्का क्र.3 ची वेळ: 04 / 08 / 2018 01 : 12 : 55 PM

ओळखा:-

सदर इसम दुर्यम निवंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क. पक्षकाराचे नाव व पत्ता

द्वायाचित्र

अंगठ्याचा ठसा

1 नाव: ॲडवोकेट ज्ञानोबा संपत वडशुले

वय: 35



पत्ता: चंदन नगर पुणे

पैन कोड: 411014



शिक्का क्र. 4 ची वेळ: 04 / 08 / 2018 04 : 13 : 17 PM

शिक्का क्र. 5 ची वेळ: 04 / 08 / 2018 04 : 13 : 27 PM, नोंदवणी पुस्तक 1 मध्ये

महाराष्ट्र दुर्यम निवंधक, हवेली-7

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दुर्घाम निबंधक हवेली क्र.७ पुणे
पहिले नंबराचे पुस्तकाचे
४८६० नंबरी नोंदले.

लग्याम निबंधक हवेली क्र.७ पुणे
०४/०८ /२०१८