

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 639.40/-	MH010542492202324P	01/11/2023
DHC	Rs. 300/-	1123039709654	01/11/2023
Registration Fee	Rs. 1000/-	MH010542492202324P	01/11/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 01/11/2023 at pune

Between,

1) **Name:** Mr.Dube Rajiv Rajan, Age : About 36 Years, Occupation : Business, PAN : AVSPR6496E Residing at: Block Sector,karvengar, Road,near chandani resturant, Pune, Pune, Maharashtra, 411052

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.Satane Sumit Uttam, Age : About 30 Years, Occupation : Service Residing at: Block Sector:sinnar, Road:sheri, Nashik, Nashik, Maharashtra, 422606

2) **Name:** Mr.Jadhav Shivendra Mahadev, Age : About 19 Years, Occupation : Student Residing at: Block Sector:satara, Road:khodad, Satara, Satara, Maharashtra, 415519

3) **Name:** Mr.Kadam Akshay Balkrishna, Age : About 28 Years, Occupation : Service Residing at: Block Sector:satara, Road:at brahman wadi, post gojegaon, Satara, Satara, Maharashtra, 415004

4) **Name:** Mr.Bansode Rushikesh Subhash, Age : About 25 Years, Occupation : Student Residing at: Flat No-S-1, Building Name:mangesh appt, Block Sector:karanje tarf satara, Road:near bodha hospital, Satara, Satara, Maharashtra, 415002

5) **Name:** Mr.Katkar Amit Shrihari, Age : About 29 Years, Occupation : Service Residing at: Block Sector:pusegaon, satara, Road:katkarvadi, Satara, Satara, Maharashtra, 415502

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 01/11/2023 and ending on 30/09/2024, on terms and subject to conditions hereafter appearing.



AND WHEREAS the Licensors 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 Licensors 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 01/11/2023 and ending on 30/09/2024

**2) License Fee & Deposit:** That the Licensees shall pay to the Licensors License fee at the rate of Rs. 23000(Twenty-Three 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 Transaction Reference No. T2311012115060782942649, dated - 01/11/2023, drawn on the Licensee's Banking Account with icici banking corp.ltd Bank, Hinzewadi Branch. 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 Licensors.

**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 Licensors 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 Licensors 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 Licensors.

**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 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.

**10) Lock in period:** Both the parties have agreed to set a lock-in period of 1 months during which neither the Licensors 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 Licensors license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensors 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 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) 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.

**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/Fiat which is the subject matter of these presents)



All that constructed portion being Residential unit bearing Apartment/Flat No. 13, Built-up :550 Square Feet, situated on the 5 Floor of a Building known as 'vijay appt' standing on the plot of land bearing Survey Number :8/3/1, Road: shahu colony lane no 11, Location: karvengar, of Village Hingane bu a (ma.karve nagara), 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.

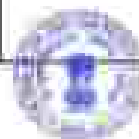
## **SCHEDULE II**

(Being the correct description of Furniture and Appliances in the premise)

Sr No	Item	Number of Units
1	Fan	3
2	Tube light	3
3	Bulb	3
4	Bed	3
5	Table	1
6	Electric Gleezer	1
7	Washing Machine	1
8	fridge and gas shegadi	1




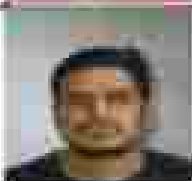
Name & Address	Photo	Thumb Verified	Digitally signed
<b><u>Licenser</u></b> <b><u>Mr Dube Rajiv Rajan</u></b> <b>Address:</b> Block Sector:karvengar, Road:near chandani restaurant, Pune, Pune, Maharashtra, 411052			Not Available
<b><u>Licensees</u></b> <b><u>Mr.Sahane Sumit Utam</u></b> <b>Address:</b> Block Sector:sinnar, Road:shen, Nashik, Nashik, Maharashtra, 422606			Not Available
<b><u>Licensees</u></b> <b><u>Mr.Jadhav Shivenindra Mahadev</u></b> <b>Address:</b> Block Sector:satara, Road:khodad, Satara, Satara, Maharashtra, 415519			Not Available
<b><u>Licensees</u></b> <b><u>Mr.Kadam Akshay Balkrishna</u></b> <b>Address:</b> Block Sector:satara, Road:at brahman wadi, post golegaon, Satara, Satara, Maharashtra, 415004			Not Available
<b><u>Licensees</u></b> <b><u>Mr.Bansode Rushikesh Subhash</u></b> <b>Address:</b> Flat No:S-1, Building Name:mangesh appt, Block Sector:karanje tarf satara, Road:near bodhe hospital, Satara, Satara, Maharashtra, 415002			Not Available
<b><u>Licensees</u></b> <b><u>Mr.Katkar Amit Shrihar</u></b> <b>Address:</b> Block Sector:pusegaon, satara, Road:karkarvadi, Satara, Satara, Maharashtra, 415502			Not Available
<b><u>Witness of execution of all executants</u></b> <b><u>Pawar Swapnil</u></b> <b>Address:</b> Block Sector:karvengar, Road:home colony, Pune, Pune, Maharashtra, 411052			Not Required
<b><u>Witness of execution of all executants</u></b> <b><u>Jalgi Ravindra</u></b> <b>Address:</b> Block Sector:karvenagar, Road:canol road, Pune, Pune, Maharashtra, 411052			Not Required



**Admission Of Execution / Identification**

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifies 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)	
<b>Licensor</b> <u>Dube Rajiv</u> <u>Rajan</u>	01/11/2023 09:20:36 PM	01/11/2023 09:21:15 PM	Rajiv Rajan, Male, 1169302644009230336	
<b>Licensees</b> <u>Sahane Sumit</u> <u>Uttam</u>	01/11/2023 09:30:46 PM	01/11/2023 09:31:09 PM	Sumit Uttam Sahane, Male, 1169305135862075392	
<b>Licensees</b> <u>Jadhav</u> <u>Shivendra</u> <u>Mahadev</u>	01/11/2023 09:34:57 PM	01/11/2023 09:35:44 PM	Shivendra Mahadev Jadhav, Male, 1168405689591701504	
<b>Licensees</b> <u>Kadam Akshay</u> <u>Balkrishna</u>	01/11/2023 09:39:29 PM	01/11/2023 09:41:08 PM	Akshay Balkrishna Kadam, Male, 1169307647126097920	
<b>Licensees</b> <u>Bansode</u> <u>Rushikesh</u> <u>Subhash</u>	01/11/2023 09:42:58 PM	01/11/2023 09:43:19 PM	Rushikesh Subhash Bansode, Male, 1169308197993340928	
<b>Licensees</b> <u>Katkar Amit</u> <u>Shihari</u>	01/11/2023 09:44:51 PM	01/11/2023 09:45:41 PM	Amit Shihari Katkar, Male, 1169306791512522752	
<b>Identifier for all executants</b> <u>Pawar Swapnil</u>	03/11/2023 02:03:21 PM	03/11/2023 02:03:35 PM	Swapnil Rajendra Pawar, Male, 1167714364016844800	
<b>Identifier for all executants</b> <u>Jolgi Ravindra</u>	01/11/2023 09:48:13 PM	01/11/2023 09:48:36 PM	Ravindra Shraemwas Jolgi, Male, 1169309523997384704	




**Village Name : Hingane Bu A (ma.karve Nagara)**

(1) Article	License and Licenses(25 A)
(2) Deposit	Rs.10000/-
(3) License Fee	Rs.2000/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Fat No 12, Floor No:5, Building Name:rajy apt, Block Sector:karvegal, Road: shahu colony lane no 11, City:Hingane Bu A (ma.karve Nagara), District:Pune, Survey Number : 931, License and License Month:11
(5) Area	500 Square Feet
(6) Assessor's or Jali	-
(7) License Name and Address	Name: Diler Raju Raju Age: 36 Address: Block Sector:karvegal, Road:shahu colony lane no:11, City:Pune, District:Pune, State:Maharashtra, Pin:411002 PAN: AYCPR0480E
(8) Licensee Name and Address	1) Name: Sahar's Sunil Utam Age: 30 Address: Block Sector:karvegal, Road:shahu colony lane no:11, City:Pune, District:Pune, State:Maharashtra, Pin:422005 PAN: 2) Name: Jadhav Shriwanta Maheshv Age: 19 Address: Block Sector:karvegal, Road:shahu colony lane no:11, City:Pune, District:Pune, State:Maharashtra, Pin:411015 PAN: 3) Name: Haldar Anshu Bakshi Age: 29 Address: Block Sector:karvegal, Road:shahu colony lane no:11, City:Pune, District:Pune, State:Maharashtra, Pin:411004 PAN: 4) Name: Sarode Rutuash Subhan Age: 25 Address: Fat No:5-1, Building Name:mangesh apt, Block Sector:karvegal lane no:11, Road:shahu colony lane no:11, City:Pune, District:Pune, State:Maharashtra, Pin:411002 PAN: 5) Name: Kulkarni Anand Shrikant Age: 28 Address: Block Sector:karvegal, Road:shahu colony lane no:11, City:Pune, District:Pune, State:Maharashtra, Pin:411002 PAN:
(9) Date of Expiry	01/11/2025
(10) Date of Registration	08/11/2025
(11) Registration Number/Year	212562025
(12) Stamp/Duty	Rs.550.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thane registration of June 5,8, 1994/12





35021256/2023	Registration No. 2000	5:10 PM
<b>Receipt</b>		
Village Name: Hingane Bu A (ma.karve Nagara)	Receipt No.: 22595	Date: 03/11/2023
Document No.: HVL12/21256/2023		
Document Type :Leave and Licenses(36 A)		
Presentor Name: Dube Rajiv Rajan		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Sahana Suril (Hark-Jadhav Shivamra Mahapatra, Kadam Akshay Subhendra, Narade Murdesh Subhash Keshu And Shree is received for registration.		
<b>Joint S.R. Haveli 12</b>		
Stamp duty of Rs.639.40/- is paid by GRN MH010542492202324P on 01/11/2023 Document Handling Charges of Rs.300/- is paid by PRN 1123039709564 on 01/11/2023 Registration fee of Rs.1000/- is paid by GRN MH010542492202324P on 01/11/2023		
		
Thumb impression of Joint S.R. Haveli 12 :		
<b>For information:-</b> The Authorized Service providers are allowed to charge Rs. 700/- for a e-Registration 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 688007777.		



# Department of Registration & Stamps Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

## eRegistration Leave and License

[Home](#) [Property Details](#) [Tenants](#) [Party Details](#) [Rent & Other Taxes](#)

Token No: 2311015PM04537 [Logout](#)

### Property Details

Property Details: [Apartment \(Flat\) No. 11, Plot No. 11, Building, Maharashtra, State, India. Address: Maharashtra, India. City: Mumbai. District: Mumbai. State: Maharashtra. Pin: 400001.](#)  
Property Police Station: [Mumbai](#)

### Owner Details

1. [Owner/Owner + Durable Lease \(Owner\)](#) Age: 11 Occupation: [Business](#) PAN: [XXXXXXXXXX](#)  
Current Address: [Plot No. 11, Building, Maharashtra, India. City: Mumbai. District: Mumbai. State: Maharashtra. Pin: 400001.](#)

### Tenant Details

2. [Tenant/Tenant + Subtenant](#)  
[Tenant \(Owner\)](#) Age: 11 Occupation: [Business](#) PAN: [XXXXXXXXXX](#)  
Current Address: [Plot No. 11, Building, Maharashtra, India. City: Mumbai. District: Mumbai. State: Maharashtra. Pin: 400001.](#)  
Nationality: [India](#)

Permanent Address: [Same as Current Address](#)

Building Name: [English](#) [Marathi](#)  
Flat No: [English](#) [Marathi](#)  
Floor No: [English](#) [Marathi](#)  
Road: [English](#) [Marathi](#)  
Location: [English](#) [Marathi](#)  
Pin Code: [English](#) [Marathi](#)  
Village/City: [English](#) [Marathi](#)  
District: [English](#) [Marathi](#)  
State: [English](#) [Marathi](#)  
Select Police Station: [English](#) [Marathi](#)  
Address Proof Type: [English](#) [Marathi](#)  
Upload Permanent Address Proof: [English](#) [Marathi](#)

Previous Address: [Same as Permanent Address](#)

Building Name: [English](#) [Marathi](#)  
Flat No: [English](#) [Marathi](#)  
Floor No: [English](#) [Marathi](#)  
Road: [English](#) [Marathi](#)  
Location: [English](#) [Marathi](#)  
Pin Code: [English](#) [Marathi](#)  
Village/City: [English](#) [Marathi](#)  
District: [English](#) [Marathi](#)  
State: [English](#) [Marathi](#)  
Select Police Station: [English](#) [Marathi](#)  
Address Proof Type: [English](#) [Marathi](#)  
Upload Previous Address Proof: [English](#) [Marathi](#)

### Tenant Family Details

[English](#) [Marathi](#)  
Name: [English](#) [Marathi](#)  
Relation: [English](#) [Marathi](#)  
Age: [English](#) [Marathi](#)  
[Save Family Details](#) [New](#)

Family Details No	Family Type	Name	Relationship	Age
1	Family	Owner (Owner)	Owner	11

3. [Owner/Tenant + Subtenant](#)  
[Subtenant \(Owner\)](#) Age: 11 Occupation: [Business](#) PAN: [XXXXXXXXXX](#)

Current Address: [Plot No. 11, Building, Maharashtra, India. City: Mumbai. District: Mumbai. State: Maharashtra. Pin: 400001.](#)  
Nationality: [India](#)

Permanent Address: [Same as Current Address](#)

Building Name: [English](#) [Marathi](#)  
Flat No: [English](#) [Marathi](#)  
Floor No: [English](#) [Marathi](#)  
Road: [English](#) [Marathi](#)  
Location: [English](#) [Marathi](#)  
Pin Code: [English](#) [Marathi](#)  
Village/City: [English](#) [Marathi](#)

Previous Address: [Same as Permanent Address](#)

Building Name: [English](#) [Marathi](#)  
Flat No: [English](#) [Marathi](#)  
Floor No: [English](#) [Marathi](#)  
Road: [English](#) [Marathi](#)  
Location: [English](#) [Marathi](#)  
Pin Code: [English](#) [Marathi](#)  
Village/City: [English](#) [Marathi](#)



