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SroName : Joint S.R. Haveli 17


Doc No. : 10223/2024

Regn:63m

**Village Name : Vadgaon Budruk**

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.25000/-
- (3) Licence Fee a) Rs. 16000/- per month for the first 11 months,  
b) Rs. 17600/- per month for the next 11 months.
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:11, Floor No:3rd, Building Name:Nirmal Township Building B-3, Block Sector:Anandnagar, Road:Suncity, City:Vadgaon Budruk , District:Pune, Survey Number : 12/2/1, Leave and License Months:22
- (5) Area 54.08 Square Meter
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Navale Ajay Punja Age: 55 Address: Flat No:11, Building Name:Nirmal township B-3, Block Sector:Anandnagar, Road:Suncity, City:Pune, District:Pune, State:Maharashtra, Pin:411051 PAN: AFFPN3864F
- (8) Licensee Name and Address 1) Name: Mrs Labhi Kavita Age: 41 Address: Block Sector:Opp To Ambika Photo Suti, Road:35 Main Bazar , City:Vadgaon Bk, District:Pune, State:Maharashtra, Pin:411051 PAN:  
2) Name: Ghiyya Dineshkumar Arun Age: 42 Address: Block Sector:Narkher, Road:Ward No. 2 Pandhi Squire Narkad, City:Narkhed, District:Nagpur, State:Maharashtra, Pin:441304 PAN:
- (9) Date of Execution 06/05/2024
- (10) Date of Registration 17/05/2024
- (11) Registration Number/Year 10223/2024
- (12) Stamp Duty Rs.935.50/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 17 :

385/10223/2024	Registration No. :39M	3:01 PM
Receipt		
Village Name: <b>Vadgaon Budruk</b>	Receipt No.:10865	Date: 17/05/2024
Document No.: <b>HVL17/10223/2024</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Navale Ajay Punja</b>		
	Registration Fee:	<b>1000.00</b>
	Document Handling:	<b>300.00</b>
	Total:	<b>1300.00</b>
Leave and Licenses Agreement executed by presentor and Mrs Labhi Kavita Ghiyya Dineshkumar Arun is received for registration.		
<b>Joint S.R. Haveli 17</b>		
Stamp duty of Rs. <b>935.50/-</b> is paid by GRN <b>MH001656411202425P</b> on <b>06/05/2024</b> Document Handling Charges of Rs. <b>300/-</b> is paid by PRN <b>0524064221386</b> on <b>06/05/2024</b> Registration fee of Rs. <b>1000/-</b> is paid by GRN <b>MH001656411202425P</b> on <b>06/05/2024</b>		
Thumb Impression of <u>Joint S.R. Haveli 17</u> : 		
<b>For Information:-</b> 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.		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 935.50/-	MH001656411202425P	06/05/2024
DHC	Rs. 300/-	0524064221386	06/05/2024
Registration Fee	Rs. 1000/-	MH001656411202425P	06/05/2024

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 06/05/2024 at Pune

Between,

1) **Name:** Mr.Navale Ajay Punja, Age : About 55 Years, PAN : AFFPN3864F Residing at: Flat No:11, Building Name:Nirmal township B-3, Block Sector:Anandnagar, Road:Suncity, Pune, Pune, Maharashtra, 411051

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

AND

1) **Name:** Mrs Labhi Kavita , Age : About 41 Years Residing at: Block Sector:Opp To Ambika Photo Suti, Road:35 Main Bazar , Vadgaon Bk, Pune, Maharashtra, 411051

2) **Name:** Mr.Ghiyya Dineshkumar Arun, Age : About 42 Years Residing at: Block Sector:Narkher, Road:Ward No. 2 Pandhi Squire Narkad, Narkhed, Nagpur, Maharashtra, 441304

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 approached the Licensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 22 Months commencing from 01/05/2024 and ending on 28/02/2026, 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 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 22 Months commencing from 01/05/2024 and ending on 28/02/2026

**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) Rs. 16000/- (Sixteen Thousand Only) per month for the first 11 months,

b) Rs. 17600/- (Seventeen Thousand Six Hundred Only) per month for the next 11 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 Rs. 25000 interest free refundable deposit, for the use of the said Licensed premises.

**3) Payment of Deposit:** That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 25000/- (Twenty-Five 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) 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.

**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 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.

**12) 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

**13) Miscellaneous:** The Licensee failure to pay license fee for three consecutive months then said agreement licensors shall terminated without prior notice. License shall follow rule and regulations of the said society. Licensee want to change nature of business in said premises has to inform the licensors. Refundable deposit be repaid by the Licensors to the licensee at the time of possession of the premise after deducting unpaid bills, dues and damages of the said premises. MNGI Charges pay by licensee as per bill to the authority. The list of Fixture and fitting in the said license premises as under- Gas Shegadi-1, Tv Table-1, Central Table-1, iron Bed-1, iron stool-1, I iron Stand-1 , Cloth stand-1, water tank in bathroom-1, Corner table-1, Shoe racks-1, mattress-1

**14) Registration:** This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensors equally .

## SCHEDULE I

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

All that constructed portion being Residential unit bearing Apartment/Flat No. 11, Built-up :54.08 Square Meter, situated on the 3rd Floor of a Building known as 'Nirmal Township Building B-3' standing on the plot of land bearing Survey Number :12/2/1, Road: Suncity, Location: Anandnagar, of Village:Vadgaon budruk ,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	03
2	Tube light	04
3	Bed	01
4	Sofa	02
5	Chair	01
6	Gas Geezer	01
7	Curtains	04



Name & Address	Photo	Thumb Verified	Digitally signed
<b><u>Licensor</u></b> Mr.Navale Ajay Punja <b>Address:</b> Flat No:11, Building Name:Nirmal township B-3, Block Sector:Anandnagar, Road:Suncity, Pune, Pune, Maharashtra, 411051			Not Available
<b><u>Licensees</u></b> Mrs Labhi Kavita <b>Address:</b> Block Sector:Opp To Ambika Photo Suti, Road:35 Main Bazar , Vadgaon Bk, Pune, Maharashtra, 411051			Not Available
<b><u>Licensees</u></b> Mr.Ghiyya Dineshkumar Arun <b>Address:</b> Block Sector:Narkher, Road:Ward No. 2 Pandhi Squire Narkad, Narkhed, Nagpur, Maharashtra, 441304			Not Available
<b><u>Witness of execution of all executants</u></b> Khandelwal Vishnu Ramanrayan <b>Address:</b> Building Name:Nirmal TOWnship, Block Sector:Anandnagar, Road:Suncity, Pune, Pune, Maharashtra, 411051			Not Required
<b><u>Witness of execution of all executants</u></b> Nawale Manisha Ajay <b>Address:</b> Flat No:11, Building Name:Nirmal Township B-3, Block Sector:Anandnagar, Road:Suncity, Pune, Pune, Maharashtra, 411051			Not Required

### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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>Navale Ajay</u> <u>Punja</u>	06/05/2024 10:09:44 PM	06/05/2024 10:11:12 PM	Ajay Punja Navale, Male, 1237081736875692032	
<b>Licensees</b> <u>Mrs Labhi</u> <u>Kavita</u>	06/05/2024 10:06:30 PM	06/05/2024 10:06:58 PM	Kavita Labhi, Female, 1210970621896843264	
<b>Licensees</b> <u>Ghiyya</u> <u>Dineshkumar</u> <u>Arun</u>	06/05/2024 10:07:11 PM	06/05/2024 10:07:44 PM	Dineshkumar Arun Ghiyya, Male, 1237080864120659968	
<b>Identifier for all executants</b> <u>Nawale</u> <u>Manisha Ajay</u>	06/05/2024 10:09:05 PM	06/05/2024 10:09:37 PM	Manisha Ajay Navale, Female, 1237081338022547456	
<b>Identifier for all executants</b> <u>Khandelwal</u> <u>Vishnu</u> <u>Ramanrayan</u>	06/05/2024 10:07:52 PM	06/05/2024 10:08:41 PM	Vishnu Ramnarayan Khandelwal, Male, 1237081101556076544	







## eRegistration Leave and License

[Home](#) [Property Details](#) [Party Details](#) [Rent & Other Terms](#)
Token No: 24050699904872 [Change Password](#)

## Property Details

**Property Details:** Apartment/Flat No:11, Floor No:3rd, Building Name:Nirmal Township Building B-3, Block Sector:Anandnagar, Road:Suncity, City:Vadgaon Budruk, District:Pune  
**Property Police Station:** SINHGAD POLICE STATION

## Owner Details

1.licensor/Owner - Navale Ajay Punja

Age: 55

Occupation:

PAN: AFFPN3864F

Current Address: Flat No:11, Building Name:Nirmal township B-3, Block Sector:Anandnagar, Road:Suncity, City:Pune, District:Pune, State:Maharashtra, Pin:411051

## Tenant Details

1.licencee/Tenant - Mrs Labhi Kavita

Age: 41

Occupation:

PAN:

Contact No:

Current Address: , Block Sector:Opp To Ambika Photo Suti, Road:35 Main Bazar, City:Vadgaon Bk, District:Pune, State:Maharashtra, Pin:411051

Nationality: Permanent Address : ☒ Same as Current Address

English

Marathi

Building Name	<input type="text"/>	<input type="text"/>
Flat No	<input type="text"/>	<input type="text"/>
Floor No	<input type="text"/>	<input type="text"/>
Road	* 35 Main Bazar	35 मैन बज़ार
Location	* Opp To Ambika Photo S	ट अंबिका फोटो सूतीच्या सम
Pin Code	* 411051	
Village/City	* Vadgaon Bk	वडगाव बीके
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	SINHGAD POLICE S	
Address Proof Type	Aadhaar Card	

Previous Address: ☒ Same as Permanent Address

English

Marathi

Building Name	<input type="text"/>	<input type="text"/>
Flat No	<input type="text"/>	<input type="text"/>
Floor No	<input type="text"/>	<input type="text"/>
Road	* 35 Main Bazar	35 मैन बज़ार
Location	* Opp To Ambika Photo S	ट अंबिका फोटो सूतीच्या सम
Pin Code	* 411051	
Village/City	* Vadgaon Bk	वडगाव बीके
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	SINHGAD POLICE S	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

[Choose File](#) No file chosen[Upload](#)[View](#)

File Uploaded Successfully.

Upload Previous Address Proof

[Choose File](#) No file chosen[Upload](#)[View](#)

File Uploaded Successfully.

[Update](#)

Update successfully.

Tenant Family Details:

	English	Marathi
Name	* Ghiyya Dineshkumar Ar	Ghiyya Dineshkumar Ar
Relation	* husband	
Age	42	

[Update Family Details](#)[New](#)

Update successfully.

Select	Delete	Sr.No	Family Type	Name	Relation	Ag
<a href="#">Select</a>	<a href="#">Delete</a>	1	Family	Ghiyya Dineshkumar Arun	husband	42

2.licencee/Tenant - Ghiyya Dineshkumar Arun

Age: 42

Occupation:

PAN:

Contact No:

Current Address: , Block Sector:Narkher, Road:Ward No. 2 Pandhi Squire Narkad, City:Narkhed, District:Nagpur, State:Maharashtra, Pin:441304

Nationality: Permanent Address : ☒ Same as Current Address

English

Marathi

Building Name	<input type="text"/>	<input type="text"/>
Flat No	<input type="text"/>	<input type="text"/>
Floor No	<input type="text"/>	<input type="text"/>
Road	* Ward No. 2 Pandhi Squi	वार्ड नं. 2 पांधी स्कूरे नरकड
Location	* Narkher	नरखेर
Pin Code	* 441304	
Village/City	* Narkhed	नरखेड
District	Nagpur	नागपूर
State	Maharashtra	महाराष्ट्र
Select Police Station	NARKHED	
Address Proof Type	Aadhaar Card	

Previous Address: ☒ Same as Permanent Address

English

Marathi

Building Name	<input type="text"/>	<input type="text"/>
Flat No	<input type="text"/>	<input type="text"/>
Floor No	<input type="text"/>	<input type="text"/>
Road	* Ward No. 2 Pandhi Squi	वार्ड नं. 2 पांधी स्कूरे नरकड
Location	* Narkher	नरखेर
Pin Code	* 441304	
Village/City	* Narkhed	नरखेड
District	Nagpur	नागपूर
State	Maharashtra	महाराष्ट्र
Select Police Station	NARKHED	
Address Proof Type	Aadhaar Card	

Upload Permanent  
Address Proof

Choose File No file chosen

File Uploaded Successfully.

Upload Previous  
Address Proof

Upload

[View](#)

Choose File No file chosen

File Uploaded Successfully.

Upload

[View](#)

Update

Save successfully.

Tenant Family Details:

English

Marathi

Name

Family

Relation

--Select--

Age

Save Family Details

New

Select	Delete	Sr.No	Family Type	Name	Relation	Age
<a href="#">Select</a>	<a href="#">Delete</a>	1	Family	Mrs Labhi Kavita	wife	41

Previous

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