

# **Deokate's Registered Rent Agreement Services, Pune & All Over India**

**D404, Laukik Ishaan, Near CWPRS Gate 2 Opp Axis Bank ATM, Kolhewadi,  
Khadakwasla Pune-411024**

## **Contact us**



**9011092282 / 9834515659**



**raservicespune@gmail.com**



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SroName : Joint S.R. Haveli 8

Doc No. : 29384/2025

Regn:63m

**Village Name : Khadakvasala**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.22000/-
(3) Licence Fee	Rs.10000/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:B-807, Floor No:8th, Building Name:Homdel Co HSG, Block Sector:Khadakwasla Pune 411024, Road:Sinhgad Road, City:Khadakavasala, District:Pune, Survey Number : 19, Leave and License Months:11
(5) Area	43.79 Square Meter
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Akash Babaji Rathod Age: 28 Address: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, City:Pune, District:Pune, State:Maharashtra, Pin:411024 PAN: DKDPR4581K
(8) Licensee Name and Address	1) Name: Aniket Kumar Solaskar Age: 34 Address: Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, City:Satara, District:Satara, State:Maharashtra, Pin:415525 PAN: GMZPS3116N 2) Name: Miss Shraddha Sanjay Ghatare Age: 28 Address: Block Sector:Sangola, Road:Mahud, City:Solapur, District:Solapur, State:Maharashtra, Pin:413306 PAN: CJOPG1445G
(9) Date of Execution	11/12/2025
(10) Date of Registration	13/12/2025
(11) Registration Number/Year	29384/2025
(12) Stamp Duty	Rs.280.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 8 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 280.00/-	MH013301641202526P	11/12/2025
DHC	Rs. 300/-	1225119520534	11/12/2025
Registration Fee	Rs. 1000.00/-	MH013301641202526P	11/12/2025

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/12/2025 at Pune  
Between,

1) **Name:** Mr.Akash Babaji Rathod, Age : About 28 Years, PAN : DKDPR4581K Residing at: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, Pune, Pune, Maharashtra, 411024

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

AND

1) **Name:** Mr.Aniket Kumar Solaskar, Age : About 34 Years, PAN : GMZPS3116N Residing at: Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, Satara, Satara, Maharashtra, 415525

2) **Name:** Miss Shraddha Sanjay Ghatage, Age : About 28 Years, PAN : CJOPG1445G Residing at: Block Sector:Sangola, Road:Mahud, Solapur, Solapur, Maharashtra, 413306

HEREINAFTER called 'the Lessees' (which expression shall mean and include only Lessees above named).

WHEREAS the Lessor 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 Lessees herein are in need of temporary premises for Residential use has/have approached the Lessor with a request to allow the Lessees herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 01/12/2025 and ending on 31/10/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor have agreed to allow the Lessees herein to use and occupy the said Licensed premises for her 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 Licenser 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 01/12/2025 and ending on 31/10/2026

**2) License Fee & Deposit:** That the Licensees shall pay to the Licenser License fee at the rate of Rs. 10000(Ten Thousand Only) per month towards the compensation and Rs. 22000(Twenty-Two 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.22000/-(Twenty-Two 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 Licenser.

**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 Licenser 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 Licenser 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 Licenser.

**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 Licenser shall on reasonable notice given by the Licenser 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 Licenser 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 Licenser 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 her goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or her articles from the said premises on expiry or sooner determination of this Agreement ,the Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

**12) Miscellaneous:** Licensee will pay rent after end of each month.

**13) 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 Licenser 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. B-807, Built-up :43.79 Square Meter, situated on the 8th Floor of a Building known as 'Homdel Co HSG' standing on the plot of land bearing Survey Number :19,Road: Sinhgad Road, Location: Khadakwasla Pune 411024, of Village:Khadakvasala,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 Verified	Digitally signed
<b>Licensor</b> Mr.Akash Babaji Rathod <b>Address:</b> Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, Pune, Pune, Maharashtra, 411024			Not Available
<b>Licensees</b> Mr.Aniket Kumar Solaskar <b>Address:</b> Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, Satara, Satara, Maharashtra, 415525			Not Available
<b>Licensees</b> Miss Shraddha Sanjay Ghatage <b>Address:</b> Block Sector:Sangola, Road:Mahud, Solapur, Solapur, Maharashtra, 413306			Not Available
<b>Witness of execution of all executants</b> Laxman Deokate <b>Address:</b> Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required
<b>Witness of execution of all executants</b> Swapna Deokate <b>Address:</b> Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required

**Admission Of Execution / Identification**

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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>Akash Babaji Rathod</u>	11/12/2025 08:10:08 PM	11/12/2025 08:10:38 PM	Akash Babaji Rathod, Male, 1208856154132209664
<b>Licensees</b> <u>Miss Shraddha Sanjay Ghatage</u>	11/12/2025 08:27:14 PM	11/12/2025 08:28:03 PM	Shraddha Sanjay Ghatage, Female, 1210973128710709248
<b>Licensees</b> <u>Aniket Kumar Solaskar</u>	11/12/2025 08:28:16 PM	11/12/2025 08:28:59 PM	Aniket Kumar Solaskar, Male, 1299605758993321984
<b>Identifier for all executants</b> <u>Laxman Deokate</u>	11/12/2025 07:33:46 PM	11/12/2025 07:34:12 PM	Deokate Laxman Jagannath, Male, 1167836769968218112
<b>Identifier for all executants</b> <u>Swapna Deokate</u>	11/12/2025 11:39:35 PM	11/12/2025 11:40:01 PM	Deokate Swapna Laxman, Female, 1167872689811574784





## eRegistration Leave and License

[Home](#) [Property Details](#) [Party Details](#) [Rent & Other Terms](#)
Token No: 25121199902986 [Change Password](#) [Logout](#)

## Property Details

**Property Details:** Apartment/Flat No:B-807, Floor No:8th, Building Name:Homdel Co HSG, Block Sector:Khadakwasla Pune 411024, Road:Sinhgad Road, City:Khadakavasala, District:Pune  
**Property Police Station:** NANEDCITY POLICE STATION

## Owner Details

1.licensor/Owner - Akash Babaji Rathod

Age: 28

Occupation: PAN: DKDPR4581K

Current Address: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, City:Pune, District:Pune, State:Maharashtra, Pin:411024

## Tenant Details

1.licencee/Tenant - Aniket Kumar

Solaskar

Age: 34 Occupation: PAN: GMZPS3116N Contact No:

Current Address: , Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, City:Satara, District:Satara, State:Maharashtra, Pin:415525

Nationality: India

Permanent Address : Same as Current Address

English

Marathi

Building Name

English	Marathi
---------	---------

Flat No

Floor No

Road

\* Opposite Datta Mandir S दत्ता मंदिर सोळाशीच्या समो

Location

\* Koregaon कोरेगाव

Pin Code

\* 415525

Village/City

\* Satara सतारा

District

Satara सतारा

State

Maharashtra महाराष्ट्र

Select Police Station

KOREGAON

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

 No file chosen
 [View](#)

File Uploaded Successfully.

Upload Previous Address Proof

 No file chosen
 [View](#)

File Uploaded Successfully.

Save successfully.

Tenant Family Details:

	English	Marathi
Name	Family	
Relation	--Select--	
Age		

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Shradha Sanjay Ghatage	Wife	28

2.licencee/Tenant - Miss Shradha

Age: 28 Occupation: PAN: CJOPG1445G Contact No:

Sanjay Ghatage

Current Address: , Block Sector:Sangola, Road:Mahud, City:Solapur, District:Solapur, State:Maharashtra, Pin:413306

Nationality: India

Permanent Address : Same as Current Address

English

Marathi

Building Name

Flat No

Floor No

Road

\* Mahud माहूड

Location

\* Sangola सांगोला

Pin Code

\* 413306

Village/City

\* Solapur सोलापूर

District

Solapur सोलापूर

State

Maharashtra महाराष्ट्र

Select Police Station

SANGOLA

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

 No file chosen
 [View](#)

File Uploaded Successfully.

Upload Previous Address Proof

 No file chosen
 [View](#)

File Uploaded Successfully.

Save successfully.

Tenant Family Details:

<b>English</b> <input style="width: 100%;" type="text" value="Family"/> <b>Name</b> <input style="width: 100%;" type="text" value="Aniket Kumar Solaskar"/> <b>Relation</b> <input style="width: 100%;" type="text" value="--Select--"/> <b>Age</b> <input style="width: 100%;" type="text" value="34"/>	<b>Marathi</b> <input style="width: 100%;" type="text"/> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Select</th> <th>Delete</th> <th>Sr.No</th> <th>Family Type</th> <th>Name</th> <th>Relation</th> <th>Age</th> </tr> </thead> <tbody> <tr> <td><a href="#">Select</a></td> <td><a href="#">Delete</a></td> <td>1</td> <td>Co-tenant</td> <td>Aniket Kumar Solaskar</td> <td>husband</td> <td>34</td> </tr> </tbody> </table>	Select	Delete	Sr.No	Family Type	Name	Relation	Age	<a href="#">Select</a>	<a href="#">Delete</a>	1	Co-tenant	Aniket Kumar Solaskar	husband	34
Select	Delete	Sr.No	Family Type	Name	Relation	Age										
<a href="#">Select</a>	<a href="#">Delete</a>	1	Co-tenant	Aniket Kumar Solaskar	husband	34										
<a href="#" style="border: 1px solid green; padding: 2px;">Save Family Details</a>	<a href="#" style="border: 1px solid green; padding: 2px;">New</a>															

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