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

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9011092282 / 9834515659



raservicespune@gmail.com



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SroName : Joint S.R. Haveli 2

Doc No. : 689/2026

Regn:63m

Village Name : Kirakatwadi

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.15000/-
- (3) Licence Fee Rs.3500/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:B-202, Floor No:2, Building Name:Happy Complex, Block Sector:Kirkatwadi 411024, Road:Sinhgad Road , City:Kirakatwadi, District:Pune, Survey Number : 19, Leave and License Months:12
- (5) Area 344 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Miss Vanarase Shilpa Satish Age: 47 Address: Block Sector:Tharmax Chowk Near sanbhajinagar, Road:Sambhaji Nagar , City:Chinchwad , District:Pune, State:Maharashtra, Pin:411019 PAN: AFRPV2984G
- (8) Licensee Name and Address Name: Mrs Vandanaaben Rakeshbhai Doshi Age: 56 Address: Block Sector:Radhakrishn nagar, Road:street 6, City:Gondal, District:Rajkot, State:Gujarat, Pin:360311 PAN: ANDPD1891N
- (9) Date of Execution 06/01/2026
- (10) Date of Registration 07/01/2026
- (11) Registration Number/Year 689/2026
- (12) Stamp Duty Rs.110.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 2 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 110.00/-	MH014789028202526P	06/01/2026
DHC	Rs. 300/-	0126064907762	06/01/2026
Registration Fee	Rs. 1000.00/-	MH014789028202526P	06/01/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 06/01/2026 at Pune

Between,

1) **Name:** Miss Vanarase Shilpa Satish, Age : About 47 Years, PAN : AFRPV2984G Residing at: Block Sector:Tharmax Chowk Near sanbhajinagar, Road:Sambhaji Nagar , Chinchwad , Pune, Maharashtra, 411019

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

AND

1) **Name:** Mrs Vandanaben Rakeshbhai Doshi, Age : About 56 Years, PAN : ANDPD1891N Residing at: Block Sector:Radhakrishn nagar, Road:street 6, Gondal, Rajkot, Gujarat, 360311

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

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

AND WHEREAS the Licenser have agreed to allow the Licensee 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 Licensee 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 Licensee for a period of 12 Months commencing from 01/01/2026 and ending on 31/12/2026



2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 3500(Three Thousand Five Hundred Only) per month towards the compensation and Rs. 15000(Fifteen 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 Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 15000/-(Fifteen Thousand Only)

4) Maintenance Charges: That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, 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 Licensee for Residential purpose. The Licensee 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 Licensee at its own cost subject to normal wear and tear. The Licensee 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 Licensee 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 Licensee 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 Licensee 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 Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.



11) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself 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 Licensee and her 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) 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-202, Built-up :344 Square Feet, situated on the 2 Floor of a Building known as 'Happy Complex' standing on the plot of land bearing Survey Number :19, Road: Sinhgad Road , Location: Kirkatwadi 411024, of Village:Kirakatwadi, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

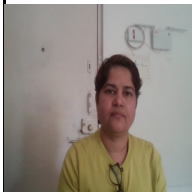







IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

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

Sr No.	Item	Number of Units
1	Fan	1
2	Bed	2
3	Table	2
4	Chair	2
5	Dubble door Cupboard	1

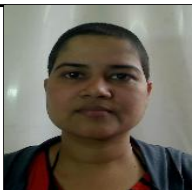





Name & Address	Photo	Thumb Verified	Digitally signed
<u>Licenser</u> Miss Vanarase Shilpa Satish Address: Block Sector:Tharmax Chowk Near sanbhajinagar, Road:Sambhaji Nagar , Chinchwad , Pune, Maharashtra, 411019			Not Available
<u>Licensee</u> Mrs Vandanaben Rakeshbhai Doshi Address: Block Sector:Radhakrishn nagar, Road:street 6, Gondal, Rajkot, Gujarat, 360311			Not Available
<u>Witness of execution of all executants</u> Meshram Sudhakatr Address: Block Sector:Nagpur, Road:Nagpur, Nagpur, Nagpur, Maharashtra, 440035			Not Required
<u>Witness of execution of all executants</u> Laxman Deokate Address: 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 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)	
Licenser <u>Miss Vanarase</u> <u>Shilpa Satish</u>	06/01/2026 01:20:58 PM	06/01/2026 01:22:41 PM	Shilpa Satish Vanarase, Female, 1272546206716350464	
Licensee <u>Mrs</u> <u>Vandanaben</u> <u>Rakeshbhai</u> <u>Doshi</u>	06/01/2026 01:22:52 PM	06/01/2026 01:23:36 PM	Doshi Vandanaben Rakeshbhai, Female, 1458005568510316544	
Identifier for all executants <u>Meshram</u> <u>Sudhakatr</u>	06/01/2026 01:23:48 PM	06/01/2026 01:24:10 PM	Sudhakar Harichandra Meshram, Male, 1267781342877798400	
Identifier for all executants <u>Laxman</u> <u>Deokate</u>	06/01/2026 02:22:38 PM	06/01/2026 02:23:09 PM	Deokate Laxman Jagannath, Male, 1167836769968218112	





Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र

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Token No: 260

Property Details

Property Details: Apartment/Flat No:B-202, Floor No:2, Building Name:Happy Complex, Block Sector:Kirkatwadi 411024, Road:Sinhgad Road , City
Property Police Station: NANEDCITY POLICE STATION

Owner Details

1.licensor/Owner - Miss Vanarase Shilpa Satish Age: 47 Occupation: PAN: AFRPV2984G
Current Address: , Block Sector:Tharmax Chowk Near sanbhajinagar, Road:Sambhaji Nagar , City:Chinchwad , District:Pune, State:Maharashtra,

Tenant Details

1.licencee/Tenant - Mrs Vandanaaben Rakeshbhai Doshi Age: 56 Occupation: PAN: ANDPD1891N Contact No:
Current Address: , Block Sector:Radhakrishn nagar, Road:street 6, City:Gondal, District:Rajkot, State:Gujarat, Pin:360311
 Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* street 6	स्ट्रीट 6
Location	* Radhakrishn nagar	राधाकृष्ण नागर
Pin Code	* 360311	
Village/City	* Gondal	गोंडाळ
District	Rajkot	Rajkot
State	Gujarat	गुजरात
Select Police Station	GONDAL CITY	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

[Choose File](#) No file chosen[Upload](#) [View](#)Previous Address: ☒ Same as Permanent Address

	English	
Building Name		
Flat No		
Floor No		
Road	* street 6	स्ट्रीट 6
Location	* Radhakrishn nagar	राधाकृष्ण नागर
Pin Code	* 360311	
Village/City	* Gondal	गोंडाळ
District	Rajkot	राजकोट
State	Gujarat	गुजरात
Select Police Station	GONDAL CITY	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof

[Choose File](#) No file chosen[Update](#)

Tenant Family Details:

	English	Marathi	
Name	Family		
Relation	Bhavya Doshi	Bhavya Doshi	
Age	son		
	25		
	Update Family Details	New	Update successfully.

Select	Delete	Sr.No	Family Type
Select	Delete	1	Family

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