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Village Name : Nanded

- | | |
|-------------------------------|---|
| (1) Article | Leave and Licenses(36 A) |
| (2) Deposit | Rs.50000/- |
| (3) Licence Fee | Rs.26000/- |
| (4) Property Description | Corporation: Pune, Other details: Apartment/Flat No:B-501, Floor No:5, Building Name:Pancham, Block Sector:Nanded City 411041, Road:Sinhgad Road, City:Nanded, District:Pune, Parking:25 Square Meter, Gallery:5.40 Square Meter, Survey Number : 11,12,79, Leave and License Months:24 |
| (5) Area | 58 Square Meter |
| (6) Assessment or Judi | - |
| (7) Licensor Name and Address | <p>1) Name: Urane Rajan Krishnaji Age: 66 Address: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, City:MOBILE NO. 9423892862, District:Satara, State:Maharashtra, Pin:412803 PAN: AABPU4295N</p> <p>2) Name: Mrs Urane Bhagyashri Rajan Age: 62 Address: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, City:SATARA, District:Satara, State:Maharashtra, Pin:412803 PAN: AADPU0549H</p> |
| (8) Licensee Name and Address | <p>1) Name: Monde Sangram Mohan Age: 34 Address: Flat No:-, Floor No:-, Building Name:1026 DHARANWADI, Block Sector:PAWASHI KUDAL, Road:KUDAL SINDHUDURG, City:MOBILE NO. 9067446491, District:Sindhudurg, State:Maharashtra, Pin:416520 PAN: AYZPM0102C</p> <p>2) Name: Mrs Sayali Sangram Monde Age: 29 Address: Block Sector:Dharanwadi, Road:Pawashi, City:Kudal, District:Sindhudurg, State:Maharashtra, Pin:416520 PAN: EINPM8986E</p> |
| (9) Date of Execution | 09/01/2026 |
| (10) Date of Registration | 18/01/2026 |
| (11) Registration Number/Year | 1364/2026 |
| (12) Stamp Duty | Rs.1585.00/- |
| (13) Registration Fee | Rs.1000.00/- |
| (14) Remark | - |

Thumb Impression of Joint S.R. Haveli 7 :



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1585.00/-	MH015007352202526P	09/01/2026
DHC	Rs. 300/-	0126099107639	09/01/2026
Registration Fee	Rs. 1000.00/-	MH015007352202526P	09/01/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 09/01/2026 at
Between,

1) **Name:** Mr. Urane Rajan Krishnaji, Age : About 66 Years, PAN : AABPU4295N Residing at: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, MOBILE NO. 9423892862, Satara, Maharashtra, 412803

2) **Name:** Mrs Urane Bhagyashri Rajan, Age : About 62 Years, PAN : AADPU0549H Residing at: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, SATARA, Satara, Maharashtra, 412803

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

AND

1) **Name:** Mr. Monde Sangram Mohan, Age : About 34 Years, PAN : AYZPM0102C Residing at: Flat No:-, Floor No:-, Building Name:1026 DHARANWADI, Block Sector:PAWASHI KUDAL, Road:KUDAL SINDHUDURG, MOBILE NO. 9067446491, Sindhudurg, Maharashtra, 416520

2) **Name:** Mrs Sayali Sangram Monde, Age : About 29 Years, PAN : EINPM8986E Residing at: Block Sector:Dharanwadi, Road:Pawashi, Kudal, Sindhudurg, Maharashtra, 416520

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

WHEREAS the Licensors are 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 24 Months commencing from 05/10/2025 and ending on 04/10/2027, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensees 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 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 24 Months commencing from 05/10/2025 and ending on 04/10/2027

2) License Fee & Deposit: That the Licensees shall pay to the Licensors License fee at the rate of Rs. 26000(Twenty-Six Thousand Only) per month towards the compensation and Rs. 50000(Fifty 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. 301314333951, dated – 13/01/2023, drawn on the Licensee's Banking Account with Hdfc bank Bank, Pune Branch. Amount Rs.50000/-(Fifty 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 Lessor 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 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 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 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 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) Miscellaneous: I. 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, paint, and any other thing the same shall be repaired by the Licensee/s at its own cost subject to normal wear and tear. II. SCHEDULE II: Ceiling Lights: 32, Hanging Lights: 03, Kitchen Overhead and Loft Both Side: 02, Kitchen Trolley: 01, Dry Balcony Storage Unit: 01, Dressing Table with Mirror: 01, Cloth Drying Unit: 01, Wash Basin Unit with Mirror: 02, Wall Mirror: 01, Glass Doored Book Shelf and Study Table Counter: 01, Shoe Rack: 01, TV Unit with Lights and 4 Glass Doors: 01

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 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-501, Built-up :58 Square Meter, Parking:25 Square Meter, Gallery:5.40 Square Meter situated on the 5 Floor of a Building known as 'Pancham' standing on the plot of land bearing Survey Number :11,12,79,Road: Sinhgad Road, Location: Nanded City 411041, of Village:Nanded,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	4
2	Cupboard	2
3	Curtains	8



Name & Address	Photo	Thumb Verified	Digitally signed
Licensor <u>Mr.Urane Rajan Krishnaji</u> Address: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, MOBILE NO. 9423892862, Satara, Maharashtra, 412803			Not Available
Licensor <u>Mrs Urane Bhagyashri Rajan</u> Address: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, SATARA, Satara, Maharashtra, 412803			Not Available
Licensees <u>Mr.Monde Sangram Mohan</u> Address: Flat No:-, Floor No:-, Building Name:1026 DHARANWADI, Block Sector:PAWASHI KUDAL, Road:KUDAL SINDHUDURG, MOBILE NO. 9067446491, Sindhudurg, Maharashtra, 416520			Not Available
Licensees <u>Mrs Sayali Sangram Monde</u> Address: Block Sector:Dharanwadi, Road:Pawashi, Kudal, Sindhudurg, Maharashtra, 416520			Not Available
Witness of execution of all executants <u>Laxman Deokate</u> Address: Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required
Witness of execution of all executants <u>Suraj Urane</u> Address: Block Sector:Satara, Road:Satara, Satara, Satara, Maharashtra, 412803			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)
Licensor <u>Urane Rajan Krishnaji</u>	09/01/2026 09:19:53 PM	09/01/2026 09:21:52 PM	Rajan Krishnaji Urane, Male, 1170281390665191424 
Licensor <u>Mrs Urane Bhagyashri Rajan</u>	09/01/2026 09:23:33 PM	09/01/2026 09:24:08 PM	Bhagyashri Rajan Urane, Female, 1170281095855951872 
Licensees <u>Mrs Sayali Sangram Monde</u>	09/01/2026 09:13:51 PM	09/01/2026 09:14:19 PM	Sayali Sangram Monde, Female, 1170282807433973760 
Licensees <u>Monde Sangram Mohan</u>	09/01/2026 09:14:38 PM	09/01/2026 09:15:14 PM	Sangram Mohan Monde, Male, 1168782284524380160 
identifier for all executants <u>Swapna Deokate</u>	09/01/2026 09:27:12 PM	09/01/2026 09:27:42 PM	Suraj Rajan Urane, Male, 1279427467091202048 
identifier for all executants <u>Laxman Deokate</u>	09/01/2026 10:20:33 PM	09/01/2026 10:20:51 PM	Deokate Laxman Jagannath, Male, 1167836769968218112 





eRegistration Leave and License

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Property Details

Property Details: Apartment/Flat No:B-501, Floor No:5, Building Name:Pancham, Block Sector:Nanded City 411041, Road:Sinhgad Road, City:Nanded, District:Pune, Parking:25 Square Meter
Gallery:5.40 Square Meter
Property Police Station: NANEDCITY POLICE STATION

Owner Details

1. licensor/Owner - Urane Rajan Krishnaji
Current Address: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, City:MOBILE NO. 9423892862, District State:Maharashtra, Pin:412803
2. licensor/Owner - Mrs Urane Bhagyashri Rajan
Current Address: Flat No:-, Floor No:-, Building Name:NEAR AKSHAR INSTITUTE, Block Sector:MANGALMURTI 401/2B MADHALI ALI, Road:WAI SATARA, City:SATARA, District:Satara, State:Maharashtra, Pin:412803

Tenant Details

1. licensee/Tenant - Monde Sangram Mohan
Current Address: Flat No:-, Floor No:-, Building Name:1026 DHARANWADI, Block Sector:PAWASHI KUDAL, Road:KUDAL SINDHUDURG, City:MOBILE NO. 9067446491, District:Sindhudurg, State:Maharashtra, Pin:416520
Nationality: India

Permanent Address : Same as Current Address

	English	Marathi
Building Name	1026 DHARANWADI	1026 धरान्वडी
Flat No	-	-
Floor No	-	-
Road	* KUDAL SINDHUDURG	कुदल सिंधुदुर्ग
Location	* PAWASHI KUDAL	पावशी कुदल
Pin Code	* 416520	
Village/City	* MOBILE NO. 9067446491	मोबाइल नं. 9067446491
District	Sindhudurg	सिंधुदुर्ग
State	Maharashtra	महाराष्ट्र
Select Police Station	KUDAL	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

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Previous Address: Same as Permanent Address

	English	Marathi
Building Name	1026 DHARANWADI	1026 धरान्वडी
Flat No	-	-
Floor No	-	-
Road	* KUDAL SINDHUDURG	कुदल सिंधुदुर्ग
Location	* PAWASHI KUDAL	पावशी कुदल
Pin Code	* 416520	
Village/City	* MOBILE NO. 9067446491	मोबाइल नं. 9067446491
District	Sindhudurg	सिंधुदुर्ग
State	Maharashtra	महाराष्ट्र
Select Police Station	KUDAL	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof

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Tenant Family Details:

	English	Marathi
Name	Family	
Relation	* --Select--	
Age		

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Sayali Sangram Monde	wife	29

2. licensee/Tenant - Mrs Sayali Sangram Monde
Age: 29 **Occupation:** PAN: EINPM8986E **Contact No:**

Current Address: , Block Sector:Dharanwadi, Road:Pawashi, City:Kudal, District:Sindhudurg, State:Maharashtra, Pin:416520
Nationality: India

Permanent Address : Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Pawashi	पावशी
Location	* Dharanwadi	धरान्वडी
Pin Code	* 416520	
Village/City	* Kudal	कुदल
District	Sindhudurg	सिंधुदुर्ग
State	Maharashtra	महाराष्ट्र
Select Police Station	KUDAL	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

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Update

Save successfully.

Tenant Family Details:**English****Marathi**

Name	<input type="text" value="Family"/>	<input type="text"/>
Relation	<input type="text" value="--Select--"/>	<input type="text"/>
Age	<input type="text"/>	<input type="text"/>
Save Family Details		New

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Monde Sangram Mohan	husband	34

Previous

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