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**D404, Laukik Ishaan, Near CWPRS Gate 2 Opp Axis Bank ATM, Kolhewadi,
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raservicespune@gmail.com



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Village Name : Kasaba Peth

- | | |
|-------------------------------|---|
| (1) Article | Leave and Licenses(36 A) |
| (2) Deposit | Rs.40000/- |
| (3) Licence Fee | <ul style="list-style-type: none"> a) Rs. <u>12000/-</u> per month for the first <u>12</u> months, b) Rs. <u>12500/-</u> per month for the next <u>12</u> months, c) Rs. <u>13000/-</u> per month for the next <u>12</u> months. |
| (4) Property Description | Corporation: Pune, Other details: Apartment/Flat No:4, Building Name:Ramchandra Apartment, Block Sector:Kasaba Peth Pune 411011 , Road:Near Namdev Shimpi Mandir, City:Kasaba Peth , District:Pune, Survey Number : 749, Leave and License Months:36 |
| (5) Area | 385 Square Feet |
| (6) Assessment or Judi | - |
| (7) Licensor Name and Address | Name: Mrs Dhanshi Sachin Dussal Age: 54 Address: Block Sector:Kasaba Peth, Road:Near Namdev Shimpi Mandir, City:Pune, District:Pune, State:Maharashtra, Pin:411011 PAN: AFTPД8368Q |
| (8) Licensee Name and Address | Name: Mrs Megha Sunil Yadav Age: 47 Address: Block Sector:Mangalwar Peth, Road:Behind Kamala Nehru Hospital, City:Pune, District:Pune, State:Maharashtra, Pin:411011 PAN: AFCPY7041J |
| (9) Date of Execution | 13/12/2025 |
| (10) Date of Registration | 16/12/2025 |
| (11) Registration Number/Year | 30340/2025 |
| (12) Stamp Duty | Rs.1155.00/- |
| (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. 1155.00/-	MH013380480202526P	13/12/2025
DHC	Rs. 300/-	1225139600025	13/12/2025
Registration Fee	Rs. 1000.00/-	MH013380480202526P	13/12/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 13/12/2025 at Pune
Between,

1) **Name:** Mrs Dhanshri Sachin Dussal, Age : About 54 Years, PAN : AFTP8368Q Residing at:
Block Sector:Kasaba Peth, Road:Near Namdev Shimpi Mandir, Pune, Pune, Maharashtra, 411011

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:** Mrs Megha Sunil Yadav, Age : About 47 Years, PAN : AFCPY7041J Residing at: Block
Sector:Mangalwar Peth, Road:Behind Kamala Nehru Hospital, Pune, Pune, Maharashtra, 411011

HEREINAFTER called 'the Lessee' (which expression shall mean and include only Lessee 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 Lessee herein is in need of temporary premises for Residential use has/have approached the Lessor with a request to allow the Lessee herein to use and occupy the said premises on Leave and License basis for a period of 36 Months commencing from 01/12/2025 and ending on 30/11/2028, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor have agreed to allow the Lessee 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 Lessor hereby grants to the Lessee 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 Lessee for a period of 36 Months commencing from 01/12/2025 and ending on 30/11/2028



2) License Fee & Deposit: That the Licensee shall pay to the Lessor the following amount per month towards the compensation for the use of the said Licensed premises.

- a) Rs. 12000/- (Twelve Thousand Only) per month for the first 12 months,
- b) Rs. 12500/- (Twelve Thousand Five Hundred Only) per month for the next 12 months,
- c) Rs. 13000/- (Thirteen Thousand Only) per month for the next 12 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 Lessor Rs. 40000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.40000/- (Forty 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 Lessor.

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 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 Lessor 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 Lessor.

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 Lessor shall on reasonable notice given by the Lessor 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 Licenser 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 Licenser 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) 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 .

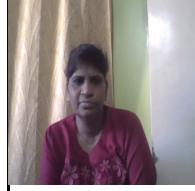
SCHEDULE I

(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. 4, Built-up :385 Square Feet, situated on the Floor of a Building known as 'Ramchandra Apartment' standing on the plot of land bearing Survey Number :749,Road: Near Namdev Shimpi Mandir, Location: Kasaba Peth Pune 411011 , of Village:Kasaba peth,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
Licensor <u>Mrs Dhanshi Sachin Dussal</u> Address: Block Sector:Kasaba Peth, Road:Near Namdev Shimpi Mandir, Pune, Pune, Maharashtra, 411011			Not Available
Licensee <u>Mrs Megha Sunil Yadav</u> Address: Block Sector:Mangalwar Peth, Road:Behind Kamala Nehru Hospital, Pune, Pune, Maharashtra, 411011			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>Swapna Deokate</u> 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 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>Mrs Dhanshri Sachin Dussal</u>	13/12/2025 12:41:02 PM	13/12/2025 12:41:38 PM	Dhanshri Sachin Dussal, Female, 1234873542342369280 
Licensee <u>Mrs Megha Sunil Yadav</u>	14/12/2025 12:02:33 PM	14/12/2025 12:04:26 PM	Megha Sunil Yadav, Female, 1310675441829892096 
identifier for all executants <u>Laxman Deokate</u>	16/12/2025 10:18:25 AM	16/12/2025 10:18:55 AM	Deokate Laxman Jagannath, Male, 1167836769968218112 
identifier for all executants <u>Swapna Deokate</u>	16/12/2025 10:17:45 AM	16/12/2025 10:18:11 AM	Deokate Swapna Laxman, Female, 1167872689811574784 



Thumb Impression of SRO

Registered as Document No.30340/2025 at the Joint S.R. Haveli 7 on 16/12/2025

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eRegistration Leave and License

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Token No: 25121399900009 [Change Password](#) [Logout](#)

Property Details

Property Details: Apartment/Flat No:4, Building Name:Ramchandra Apartment, Block Sector:Kasaba Peth Pune 411011 , Road:Near Namdev Shimpi Mandir, City:Kasaba Peth , District:Pune
Property Police Station: SWARGATE

Owner Details

1.licensor/Owner - Mrs Dhanshri Sachin Dussal

Age: 54 Occupation: PAN: AFTP8368Q

Current Address: , Block Sector:Kasaba Peth, Road:Near Namdev Shimpi Mandir, City:Pune, District:Pune, State:Maharashtra, Pin:411011

Tenant Details

1.licencee/Tenant - Mrs Megha Sunil

Yadav

Age: 47 Occupation: PAN: AFCPY7041J

Contact No:

Current Address: , Block Sector:Mangalwar Peth, Road:Behind Kamala Nehru Hospital, City:Pune, District:Pune, State:Maharashtra, Pin:411011

Nationality: India

Permanent Address : Same as Current Address

English

Marathi

Building Name

Flat No

Floor No

Road

* Behind Kamala Nehru H कमला नेहरू हॉस्पिटलच्या

Location

* Mangalwar Peth मंगलवार पेठ

Pin Code

* 411011

Village/City

* Pune पुणे

District

Pune

State

Maharashtra महाराष्ट्र

Select Police Station

SWARGATE

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

[Choose File](#) No file chosen

[Upload](#)

[View](#)

Upload Previous Address Proof

[Choose File](#) No file chosen

[Upload](#)

[View](#)

[Update](#)

Tenant Family Details:

	English	Marathi
Name	Family	
Relation	--Select--	
Age		

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

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Prerena Sunil yadav	daughter	22

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