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SroName : Joint S.R. Haveli 19

Doc No. : 16839/2025

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-201, 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:18
- (5) Area 344 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Miss Vanarase Shilpa Satish Age: 46 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: Sharma Vibhu Age: 25 Address: Block Sector:Dhamtari, Road:Rudri Road, City:Dhamtari, District:Dhamtari, State:Chattisgarh, Pin:493773 PAN: QNMPS6516L
- (9) Date of Execution 13/07/2025
- (10) Date of Registration 16/07/2025
- (11) Registration Number/Year 16839/2025
- (12) Stamp Duty Rs.164.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 19 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 164.00/-	MH005367147202526P	13/07/2025
DHC	Rs. 300/-	0725131800741	13/07/2025
Registration Fee	Rs. 1000.00/-	MH005367147202526P	13/07/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 13/07/2025 at

Between,

1) **Name:** Miss Vanarase Shilpa Satish, Age : About 46 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:** Mr.Sharma Vibhu , Age : About 25 Years, PAN : QNMPS6516L Residing at: Block Sector:Dhamtari, Road:Rudri Road, Dhamtari, Dhamtari, Chattisgarh, 493773

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 18 Months commencing from 01/07/2025 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 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 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 18 Months commencing from 01/07/2025 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 Transaction Reference No. 518949279360, dated – 08/07/2025, drawn on the Licensee's Banking Account with State bank of india Bank, Pune Branch. Amount Rs.15000/- (Fifteen Thousand Only)

4) Maintenance Charges: That the all outgoing 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 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 his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his 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 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: 1. The licensee shall pay, after 11 months, either 10 percent of the rent or Rs. 4,000, whichever is higher, as per society norms. 2. List of furniture: 1 single bed and mattress,1 fan, 1 double door small cupboard, 1 self for utensils

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-201, 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)



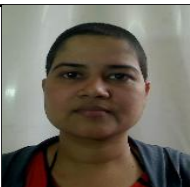



Sr No.	Item	Number of Units
1	Fan	1
2	Bed	1
3	Cupboard	1
4	self for utensils 1, Matress 1	1

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> Mr.Sharma Vibhu Address: Block Sector:Dhamtari, Road:Rudri Road, Dhamtari, Dhamtari, Chattisgarh, 493773			Not Available
<u>Witness of execution of all executants</u> Deokate Laxman Address: Block Sector:pune, Road:pune, Pune, Pune, Maharashtra, 411024			Not Required
<u>Witness of execution of all executants</u> Meshram Dewanand Address: Floor No:pune, 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 identifiere 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 Miss Vanarase Shilpa Satish	13/07/2025 12:42:53 PM	13/07/2025 12:43:35 PM	Shilpa Satish Vanarase, Female, 1272546206716350464	
Licensee Sharma Vibhu	13/07/2025 12:40:35 PM	13/07/2025 12:41:17 PM	Vibhu Sharma, Male, 1393852268685058048	
Identifier for all executants Deokate Laxman	14/07/2025 09:02:23 PM	14/07/2025 09:02:56 PM	Deokate Laxman Jagannath, Male, 1167836769968218112	
Identifier for all executants Meshram Dewanand	14/07/2025 09:06:38 PM	14/07/2025 09:07:04 PM	Dewanand Atmaram Meshram, Male, 1169281144795516928	





eRegistration Leave and License

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Property Details

Property Details: Apartment/Flat No:305, Floor No:3rd, Building Name:Yashraj Vila, Block Sector:Dhayari Pune 411041, Road:-, City:Dhayari, District:Pune
Property Police Station: SINHGAD POLICE STATION

Owner Details

1.licensor/Owner - Abhay Vijaykumar Wale Age: 28 Occupation: PAN: AFCPW8137R
Current Address: , Block Sector:Indiranagar, Road:Vijapur Road, City:Solapur South, District:Solapur, State:Maharashtra, Pin:413004

Tenant Details

1.licencee/Tenant - Suresh Sunil Kamble Age: 36 Occupation: PAN: BMRPK7120H Contact No:
Current Address: , Block Sector:Janata Bhuwan, Road:Budhwar Peth, City:Pune, District:Pune, State:Maharashtra, Pin:411002
Nationality: India

Permanent Address : ☒ Same as Current AddressPrevious Address: ☒ Same as Permanent Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Budhwar Peth	बुधवार पेठ
Location	* Janata Bhuwan	जनता भुवन
Pin Code	* 411002	
Village/City	* Pune	पुणे
District	Pune	Pune
State	Maharashtra	महाराष्ट्र
Select Police Station	SHIVAJI NAGAR	
Address Proof Type	Aadhaar Card	

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Budhwar Peth	बुधवार पेठ
Location	* Janata Bhuwan	जनता भुवन
Pin Code	* 411002	
Village/City	* Pune	पुणे
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	SHIVAJI NAGAR	
Address Proof Type	Aadhaar Card	

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Tenant Family Details:

English Marathi

Name Family Ashwini Kamble अश्विनी कांबळे

Relation wife

Age 26

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

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Ashwini Kamble	wife	26

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