

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**

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9011092282 / 9834515659



raservicespune@gmail.com



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 200.00/-	MH014639799202526P	03/01/2026
DHC	Rs. 300/-	0126039602191	03/01/2026
Registration Fee	Rs. 1000.00/-	MH014639799202526P	03/01/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 03/01/2026 at Pune

Between,

1) **Name:** Mr.Deshmukh Anand Satish, Age : About 38 Years, PAN : AMTPB0313Q Residing at: Flat No:Gajanan Nagar, Building Name:Matoshri Banglow, Block Sector:Near Kalewadi Phata, Road:Panchwati Colony, Rahatani, Pune, Maharashtra, 411017

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.Amol Ujwalrao Deshmukh, Age : About 35 Years, PAN : AZFPD6365F Residing at: Block Sector:Nandapur, Road:Nandapur, Nandapur, Hingoli, Maharashtra, 431702

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 11 Months commencing from 01/01/2026 and ending on 30/11/2026, 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 11 Months commencing from 01/01/2026 and ending on 30/11/2026



2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 7000(Seven Thousand Only) per month towards the compensation and Rs. 20000(Twenty 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.20000/- (Twenty 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 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 Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his 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 Licensor 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-208, Built-up :700 Square Feet, situated on the 2nd Floor of a Building known as 'Madhuban-Madhuvanti' standing on the plot of land bearing HISSA NUMBER :2635/070,Road: Shivnagar, Location: Kirkatwadi Pune 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.







Name & Address	Photo	Thumb Verified	Digitally signed
<u>Licensor</u> <u>Mr.Deshmukh Anand Satish</u> Address: Flat No:Gajanan Nagar, Building Name:Matoshri Banglow, Block Sector:Near Kalewadi Phata, Road:Panchwati Colony, Rahatani, Pune, Maharashtra, 411017			Not Available
<u>Licensee</u> <u>Mr.Amol Ujwalrao Deshmukh</u> Address: Block Sector:Nandapur, Road:Nandapur, Nandapur, Hingoli, Maharashtra, 431702			Not Available
<u>Witness of execution of all executants</u> <u>Laxman Deokate</u> Address: Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required
<u>Witness of execution of all executants</u> <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 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)	
Licensor Deshmukh Anand Satish	03/01/2026 12:44:06 PM	03/01/2026 12:44:35 PM	Anand Satish Deshmukh, Male, 1313397204263133184	
Licensee Amol Ujwalrao Deshmukh	03/01/2026 12:44:43 PM	03/01/2026 12:45:06 PM	Amol Ujwalrao Deshmukh, Male, 1287592883210768384	
Identifier for all executants Swapna Deokate	03/01/2026 11:41:42 PM	03/01/2026 11:42:05 PM	Deokate Swapna Laxman, Female, NETWORK_ISSUE	
Identifier for all executants Laxman Deokate	03/01/2026 11:42:19 PM	03/01/2026 11:42:38 PM	Deokate Laxman Jagannath, Male, NETWORK_ISSUE	



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SroName : Joint S.R. Haveli 20

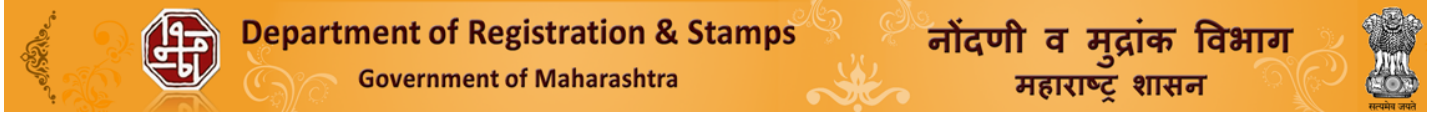
Doc No. : 935/2026

Regn:63m

Village Name : Kirakatwadi

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.20000/-
- (3) Licence Fee Rs.7000/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:B-208, Floor No:2nd, Building Name:Madhuban-Madhuvanti, Block Sector:Kirkatwadi Pune 411024, Road:Shivnagar, City:Kirakatwadi, District:Pune, HISSA NUMBER : 2635/070, Leave and License Months:11
- (5) Area 700 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Deshmukh Anand Satish Age: 38 Address: Flat No:Gajanan Nagar, Building Name:Matoshri Banglow, Block Sector:Near Kalewadi Phata, Road:Panchwati Colony, City:Rahatani, District:Pune, State:Maharashtra, Pin:411017 PAN: AMTPB0313Q
- (8) Licensee Name and Address Name: Amol Ujwalrao Deshmukh Age: 35 Address: Block Sector:Nandapur, Road:Nandapur, City:Nandapur, District:Hingoli, State:Maharashtra, Pin:431702 PAN: AZFPD6365F
- (9) Date of Execution 03/01/2026
- (10) Date of Registration 17/01/2026
- (11) Registration Number/Year 935/2026
- (12) Stamp Duty Rs.200.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 20 :



eRegistration Leave and License

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Token No: 26010399900046 [Change Password](#) [Logout](#)

Property Details

Property Details: Apartment/Flat No:B-208, Floor No:2nd, Building Name:Madhuban-Madhuvanti, Block Sector:Kirkatwadi Pune 411024, Road:Shivnagar, City:Kirkatwadi, District:Pune
Property Police Station: SINHGAD POLICE STATION

Owner Details

1.licensor/Owner - Deshmukh Anand Satish Age: 38 Occupation: PAN: AMTPB0313Q
Current Address: Flat No:Gajanan Nagar, Building Name:Matoshri Banglow, Block Sector:Near Kalewadi Phata, Road:Panchwati Colony, City:Rahatani, District:Pune, State:Maharashtra, Pin:411024

Tenant Details

1.licencee/Tenant - Amol Ujwalrao Deshmukh Age: 35 Occupation: PAN: AZFPD6365F Contact No:
Current Address: , Block Sector:Nandapur, Road:Nandapur, City:Nandapur, District:Hingoli, State:Maharashtra, Pin:431702
Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Nandapur	नंदापूर
Location	* Nandapur	नंदापूर
Pin Code	* 431702	
Village/City	* Nandapur	नंदापूर
District	Hingoli	हिंगोली
State	Maharashtra	महाराष्ट्र
Select Police Station	HINGOLI CITY	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

Choose File No file chosen

File Uploaded Successfully.

Upload

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Upload Previous Address Proof

Choose File No file chosen

File Uploaded Successfully.

Upload

[View](#)

Update

Save successfully.

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	Ashwini Deshmukh	wife	22

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