

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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raservicespune@gmail.com



Index -2

SroName : Joint S.R. Haveli 8

Doc No. : 29384/2025

Regn:63m

Village Name : Khadakvasala

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.22000/-
- (3) Licence Fee Rs.10000/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:B-807, Floor No:8th, Building Name:Homdel Co HSG, Block Sector:Khadakwasla Pune 411024, Road:Sinhgad Road, City:Khadakavasala, District:Pune, Survey Number : 19, Leave and License Months:11
- (5) Area 43.79 Square Meter
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Akash Babaji Rathod Age: 28 Address: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, City:Pune, District:Pune, State:Maharashtra, Pin:411024 PAN: DKDPR4581K
- (8) Licensee Name and Address 1) Name: Aniket Kumar Solaskar Age: 34 Address: Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, City:Satara, District:Satara, State:Maharashtra, Pin:415525 PAN: GMZPS3116N
2) Name: Miss Shraddha Sanjay Ghatage Age: 28 Address: Block Sector:Sangola, Road:Mahud, City:Solapur, District:Solapur, State:Maharashtra, Pin:413306 PAN: CJOPG1445G
- (9) Date of Execution 11/12/2025
- (10) Date of Registration 13/12/2025
- (11) Registration Number/Year 29384/2025
- (12) Stamp Duty Rs.280.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 8 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 280.00/-	MH013301641202526P	11/12/2025
DHC	Rs. 300/-	1225119520534	11/12/2025
Registration Fee	Rs. 1000.00/-	MH013301641202526P	11/12/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/12/2025 at Pune

Between,

1) **Name:** Mr.Akash Babaji Rathod, Age : About 28 Years, PAN : DKDPR4581K Residing at: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, Pune, Pune, Maharashtra, 411024

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

AND

1) **Name:** Mr.Aniket Kumar Solaskar, Age : About 34 Years, PAN : GMZPS3116N Residing at: Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, Satara, Satara, Maharashtra, 415525

2) **Name:** Miss Shraddha Sanjay Ghatage, Age : About 28 Years, PAN : CJOPG1445G Residing at: Block Sector:Sangola, Road:Mahud, Solapur, Solapur, Maharashtra, 413306

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

WHEREAS the Lensors 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Lensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 01/12/2025 and ending on 31/10/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lensors have 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 Licensor 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 11 Months commencing from 01/12/2025 and ending on 31/10/2026

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 10000(Ten Thousand Only) per month towards the compensation and Rs. 22000(Twenty-Two 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 Cash. Amount Rs.22000/-(Twenty-Two 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 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 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 Licensor 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 Licensor.

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 Licensor shall on reasonable notice given by the Licensor to the Licensees 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 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) Miscellaneous: Licensee will pay rent after end of each month.

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 Licensors 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-807, Built-up :43.79 Square Meter, situated on the 8th Floor of a Building known as 'Homdel Co HSG' standing on the plot of land bearing Survey Number :19, Road: Sinhgad Road, Location: Khadakwasla Pune 411024, of Village:Khadakvasala, 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> Mr.Akash Babaji Rathod Address: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, Pune, Pune, Maharashtra, 411024			Not Available
<u>Licensees</u> Mr.Aniket Kumar Solaskar Address: Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, Satara, Satara, Maharashtra, 415525			Not Available
<u>Licensees</u> Miss Shraddha Sanjay Ghatage Address: Block Sector:Sangola, Road:Mahud, Solapur, Solapur, Maharashtra, 413306			Not Available
<u>Witness of execution of all executants</u> Laxman Deokate Address: Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required
<u>Witness of execution of all executants</u> Swapna 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)	
Licensors Akash Babaji Rathod	11/12/2025 08:10:08 PM	11/12/2025 08:10:38 PM	Akash Babaji Rathod, Male, 1208856154132209664	
Licensees Miss Shraddha Sanjay Ghatage	11/12/2025 08:27:14 PM	11/12/2025 08:28:03 PM	Shraddha Sanjay Ghatage, Female, 1210973128710709248	
Licensees Aniket Kumar Solaskar	11/12/2025 08:28:16 PM	11/12/2025 08:28:59 PM	Aniket Kumar Solaskar, Male, 1299605758993321984	
Identifier for all executants Laxman Deokate	11/12/2025 07:33:46 PM	11/12/2025 07:34:12 PM	Deokate Laxman Jagannath, Male, 1167836769968218112	
Identifier for all executants Swapna Deokate	11/12/2025 11:39:35 PM	11/12/2025 11:40:01 PM	Deokate Swapna Laxman, Female, 1167872689811574784	





eRegistration Leave and License

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Property Details

Property Details: Apartment/Flat No:B-807, Floor No:8th, Building Name:Homdel Co HSG, Block Sector:Khadakwasla Pune 411024, Road:Sinhgad Road, City:Khadakavasala, District:Pune
Property Police Station: NANEDCITY POLICE STATION

Owner Details

1.licensor/Owner - Akash Babaji Rathod Age: 28 Occupation: PAN: DKDPR4581K
Current Address: Flat No:826, Block Sector:Khadakwasla, Road:Behind Thube Hospital, City:Pune, District:Pune, State:Maharashtra, Pin:411024

Tenant Details

1.licencee/Tenant - Aniket Kumar Solaskar Age: 34 Occupation: PAN: GMZPS3116N Contact No:
Current Address: , Block Sector:Koregaon, Road:Opposite Datta Mandir Solashi, City:Satara, District:Satara, State:Maharashtra, Pin:415525
Nationality: India

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

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Opposite Datta Mandir S	दत्ता मंदिर सोळाशीच्या समो
Location	* Koregaon	कोरेगाव
Pin Code	* 415525	
Village/City	* Satara	सतारा
District	Satara	सतारा
State	Maharashtra	महाराष्ट्र
Select Police Station	KOREGAON	
Address Proof Type	Aadhaar Card	

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Opposite Datta Mandir S	दत्ता मंदिर सोळाशीच्या समो
Location	* Koregaon	कोरेगाव
Pin Code	* 415525	
Village/City	* Satara	सतारा
District	Satara	सतारा
State	Maharashtra	महाराष्ट्र
Select Police Station	KOREGAON	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

Choose File No file chosen

[Upload](#) [View](#)

File Uploaded Successfully.

Upload Previous Address Proof

Choose File No file chosen

[Upload](#) [View](#)

File Uploaded Successfully.

[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	Shraddha Sanjay Ghatage	wife	28

2.licencee/Tenant - Miss Shraddha Sanjay Ghatage

Age: 28 Occupation: PAN: CJOPG1445G Contact No:

Current Address: , Block Sector:Sangola, Road:Mahud, City:Solapur, District:Solapur, State:Maharashtra, Pin:413306**Nationality:** IndiaPermanent Address : ☒ Same as Current AddressPrevious Address: ☒ Same as Permanent Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Mahud	माहूड
Location	* Sangola	सांगोला
Pin Code	* 413306	
Village/City	* Solapur	सोलापूर
District	Solapur	सोलापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	SANGOLA	
Address Proof Type	Aadhaar Card	

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Mahud	माहूड
Location	* Sangola	सांगोला
Pin Code	* 413306	
Village/City	* Solapur	सोलापूर
District	Solapur	सोलापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	SANGOLA	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

Choose File No file chosen

[Upload](#) [View](#)

File Uploaded Successfully.

Upload Previous Address Proof

Choose File No file chosen

[Upload](#) [View](#)

File Uploaded Successfully.

[Update](#)

Save successfully.

Tenant Family Details:

	English	Marathi
Name	<div>Family</div>	
Relation	<div>--Select--</div>	
Age		
	<div>Save Family Details</div>	<div>New</div>

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Co-tenant	Aniket Kumar Solaskar	husband	34

Previous

Information owned, maintained and updated by : Dept. Of Registration & Stamps,Maharashtra

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