

# **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**

## **Contact us**



**9011092282 / 9834515659**



**raservicespune@gmail.com**



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**Village Name : Nanded**

- |                               |  |
|-------------------------------|--|
| (1) Article                   | Leave and Licenses(36 A)   |
| (2) Deposit                   | Rs.50000/-   |
| (3) Licence Fee               | a) Rs. <u>23000/-</u> per month for the first <u>11</u> months,<br>b) Rs. <u>24000/-</u> per month for the next <u>11</u> months.  |
| (4) Property Description      | Corporation: Pune, Other details: Apartment/Flat No:C-1604, Floor No:16, Building Name:Asawari, Block Sector:Nanded City Pune-411041, Road:Sighgad road, City:Nanded, District:Pune, Parking:120 Square Feet, Survey Number : 2,3, Leave and License Months:22 |
| (5) Area                      | 718 Square Feet  |
| (6) Assessment or Judi        | -  |
| (7) Licensor Name and Address | Name: Pandhare Ankush Atmaram Age: 41 Address: Block Sector:Risod, Road:Lehani, City:Gaundhala, District:Washim, State:Maharashtra, Pin:444504 PAN: ATNPP4644B   |
| (8) Licensee Name and Address | Name: Manish Shashikant Bapat Age: 56 Address: Block Sector:Vadgaon BK, Road:Near Prathmesh Nagar, City:Anand Nagar, District:Pune, State:Maharashtra, Pin:411051 PAN: ABIPB1155E  |
| (9) Date of Execution         | 08/01/2026   |
| (10) Date of Registration     | 09/01/2026   |
| (11) Registration Number/Year | 497/2026   |
| (12) Stamp Duty               | Rs.1316.00/-   |
| (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. 1316.00/-	MH014973278202526P	08/01/2026
DHC	Rs. 300/-	0126088917709	08/01/2026
Registration Fee	Rs. 1000.00/-	MH014973278202526P	08/01/2026

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 08/01/2026 at Pune  
Between,

1) **Name:** Mr.Pandhare Ankush Atmaram, Age : About 41 Years, Occupation : Service, PAN : ATNPP4644B Residing at: Block Sector:Risod, Road:Lehani, Gaundhala, Washim, Maharashtra, 444504

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:** Mr.Manish Shashikant Bapat, Age : About 56 Years, Occupation : Service, PAN : ABIPB1155E Residing at: Block Sector:Vadgaon BK, Road:Near Prathmesh Nagar, Anand Nagar, Pune, Maharashtra, 411051

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 22 Months commencing from 10/01/2026 and ending on 09/11/2027, 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 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 22 Months commencing from 10/01/2026 and ending on 09/11/2027

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

- a) Rs. 23000/-(Twenty-Three Thousand Only) per month for the first 11 months,
- b) Rs. 24000/-(Twenty-Four Thousand Only) per month for the next 11 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 Licenser Rs. 50000 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 Transaction Reference No. T2601070947292776049588, dated – 07/01/2026, drawn on the Licensee's Banking Account with Other than the list 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 Licenser.

**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 Licenser 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 Licenser 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 Licenser.

**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 Licenser shall on reasonable notice given by the Licenser 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 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) 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. C-1604, Built-up :718 Square Feet, Parking:120 Square Foot situated on the 16 Floor of a Building known as 'Asawari' standing on the plot of land bearing Survey Number :2,3,Road: Sighgad road, Location: Nanded City Pune-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	Bed	2
3	Sofa	1
4	Air Conditioner	1
5	Electric Geezer	1
6	Exhaust Fan-2, Centre Table-1, Shoe Rack-1	1

Name & Address	Photo	Thumb Verified	Digitally signed
<b>Licensor</b> <u>Mr.Pandhare Ankush Atmaram</u> <b>Address:</b> Block Sector:Risod, Road:Lehani, Gaundhala, Washim, Maharashtra, 444504			Not Available
<b>Licensee</b> <u>Mr.Manish Shashikant Bapat</u> <b>Address:</b> Block Sector:Vadgaon BK, Road:Near Prathmesh Nagar, Anand Nagar, Pune, Maharashtra, 411051			Not Available
<b>Witness of execution of all executants</b> <u>Laxman Deokate</u> <b>Address:</b> Block Sector:Pune, Road:Pune, Pune, Pune, Maharashtra, 411024			Not Required
<b>Witness of execution of all executants</b> <u>Dewnand Meshram</u> <b>Address:</b> 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)
<b>Licensor</b> <u>Pandhare</u> <u>Ankush</u> <u>Atmaram</u>	08/01/2026 08:27:48 PM	08/01/2026 08:28:17 PM	Ankush Atmaram Pandhare, Male, 1242736697118580736 
<b>Licensee</b> <u>Manish</u> <u>Shashikant</u> <u>Bapat</u>	08/01/2026 06:50:01 PM	08/01/2026 06:50:25 PM	Manish Shashikant Bapat, Male, 1251396489831862272 
<b>identifier for all executants</b> <u>Dewnand</u> <u>Meshram</u>	08/01/2026 10:25:38 PM	08/01/2026 10:26:45 PM	Dewanand Atmaram Meshram, Male, 1169281144795516928 
<b>identifier for all executants</b> <u>Laxman</u> <u>Deokate</u>	08/01/2026 10:27:00 PM	08/01/2026 10:27:21 PM	Deokate Laxman Jagannath, Male, 1167836769968218112 



Thumb Impression of SRO

Registered as Document No.497/2026 at the Joint S.R. Haveli 7 on 09/01/2026

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### eRegistration Leave and License

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Token No: 26010899902764 [Change Password](#) [Lo](#)

#### Property Details

**Property Details:** Apartment/Flat No:C-1604, Floor No:16, Building Name:Asawari, Block Sector:Nanded City Pune-411041, Road:Sighgad road, City:Nanded, District:Pune, Parking:120 Sqm  
**Property Police Station:** NANEDCITY POLICE STATION

#### Owner Details

1.licensor/Owner - Pandhare Ankush Atmaram      Age: 41   Occupation: Service      PAN: ATNPP4644B  
**Current Address:** , Block Sector:Risod, Road:Lehani, City:Gaundhala, District:Washim, State:Maharashtra, Pin:444504

#### Tenant Details

1.licencee/Tenant - Manish

Shashikant Bapat

Age: 56   Occupation: Service      PAN: ABIPB1155E      Contact No:

Nationality:

Permanent Address : Same as Current Address

English

Marathi

Building Name

<input type="text"/>	<input type="text"/>
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Flat No

<input type="text"/>	<input type="text"/>
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Floor No

<input type="text"/>	<input type="text"/>
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Road

\* Near Prathmesh Nagar प्रथमेश नागर OT जवळ

Location

\* Vadgaon BK वडगाव बीके

Pin Code

\* 411051

Village/City

\* Anand Nagar आनंद नागर

District

Pune पुणे

State

Maharashtra महारा

Select Police Station

SINHGAD POLICE S

Address Proof Type

Aadhaar Card

Upload Permanent Address Proof

No file chosen

[View](#)

File Uploaded Successfully.

Upload Previous Address Proof

No file chosen

[View](#)

File Uploaded Successfully.

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" value="Select--"/>	<input type="text"/>
<input type="button" value="Save Family Details"/>		<input type="button" value="New"/>

Select	Delete	Sr.No	Family Type	Name	Relation	Age
<input type="button" value="Select"/>	<input type="button" value="Delete"/>	1	Family	Shreyas Bapat	Son	27

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