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Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 140.00/-	MH014673146202526P	03/01/2026
DHC	Rs. 300/-	0126035714122	03/01/2026
Registration Fee	Rs. 1000.00/-	MH014673146202526P	03/01/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 04/01/2026 at pune

Between,

1) **Name:** Mr.Kulkarni Sushant Suresh, Age : About 45 Years, PAN : ARBPK7719G Residing at: Flat No:Plot no. 26, Building Name:Swapneel Residency, Block Sector:Lane no.6, Near Cummins College, Road:Karvenagar, Navsahyadri, Karvenagar, Pune, Maharashtra, 411052

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

AND

1) **Name:** Mr.Jadhav Onkar Mahadev, Age : About 38 Years, PAN : AIYPJ5100A Residing at: Block Sector:Sawantpur Vasahat, Kirloskarwadii, Road:Main road, Sangli, Sangli, Maharashtra, 416308

2) **Name:** Mrs Jadhav Mayuri Onkar, Age : About 35 Years, PAN : BQHPP4758G Residing at: Flat No:503, Building Name:Pruthviraj Sankul, Block Sector:Near Navbarat High school, Road:NDA Road, Shivane, Pune, Maharashtra, 411023

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

WHEREAS the Licensors 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 Licensors 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 01/11/2025 and ending on 30/09/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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 01/11/2025 and ending on 30/09/2026

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 5000(Five Thousand Only) per month towards the compensation and Rs. 10000(Ten 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.10000/-(Ten 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 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) Lock in period: Both the parties have agreed to set a lock-in period of 1 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) 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 Licensor 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 Licensor as mentioned earlier.

12) 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 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 Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

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 Licensor equally.





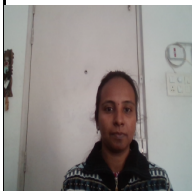





SCHEDULE I

(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-104, Built-up :575 Square Feet, situated on the 1st Floor of a Building known as 'Shree Laxmi Vrundavan' standing on the plot of land bearing Survey Number :74 & HISSA NUMBER :6A ,6B, Road: Sinhgad road, Location: Dhayari, Pune 411041, of Village: Dhayari, 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.Kulkarni Sushant Suresh Address: Flat No:Plot no. 26, Building Name:Swapneel Residency, Block Sector:Lane no.6, Near Cummins College, Road:Karvenagar, Navsahyadri, Karvenagar, Pune, Maharashtra, 411052			Not Available
<u>Licensees</u> Mr.Jadhav Onkar Mahadev Address: Block Sector:Sawantpur Vasahat, Kirloskarwadii, Road:Main road, Sangli, Sangli, Maharashtra, 416308			Not Available
<u>Licensees</u> Mrs Jadahav Mayuri Onkar Address: Flat No:503, Building Name:Pruthviraj Sankul, Block Sector:Near Navbarat High school, Road:NDA Road, Shivane, Pune, Maharashtra, 411023			Not Available
<u>Witness of execution of all executants</u> Kulkarni Ashwini Address: Block Sector:khadakwasla, Road:Sinhgad road, Pune, Pune, Maharashtra, 411052			Not Required
<u>Witness of execution of all executants</u> Deokate Swapna Address: Block Sector:Khadakwasla, Road:Sinhgad road, 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)	
Licenser Kulkarni Sushant Suresh	04/01/2026 01:45:05 PM	04/01/2026 01:45:58 PM	SUSHANT SURESH KULKARNI, Male, 1457286421581160448	
Licensees Jadhav Onkar Mahadev	04/01/2026 01:48:05 PM	04/01/2026 01:48:33 PM	Onkar Mahadev Jadhav, Male, 1313837374905077760	
Licensees Mrs Jadhav Mayuri Onkar	04/01/2026 01:48:46 PM	04/01/2026 01:49:07 PM	Mayuri Onkar Jadhav, Female, 1254053835712258048	
Identifier for all executants Deokate Swapna	04/01/2026 01:50:25 PM	04/01/2026 01:50:43 PM	Deokate Swapna Laxman, Female, 1167872689811574784	
Identifier for all executants Kulkarni Ashwini	04/01/2026 01:49:21 PM	04/01/2026 01:49:58 PM	ASHWINI SUSHANT KULKARNI, Female, 1300863911034703872	



Village Name : Dhayari

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.10000/-
- (3) Licence Fee Rs.5000/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:B-104, Floor No:1st, Building Name:Shree Laxmi Vrundavan, Block Sector:Dhayari, Pune 411041, Road:Sinhgad road, City:Dhayari, District:Pune, Survey Number : 74, HISSA NUMBER : 6A ,6B, Leave and License Months:11
- (5) Area 575 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Kulkarni Sushant Suresh Age: 45 Address: Flat No:Plot no. 26, Building Name:Swapneel Residency, Block Sector:Lane no.6, Near Cummins College, Road:Karvenagar, City:Navsahyadri, Karvenagar, District:Pune, State:Maharashtra, Pin:411052 PAN: ARBPK7719G
- (8) Licensee Name and Address 1) Name: Jadhav Onkar Mahadev Age: 38 Address: Block Sector:Sawantpur Vasahat, Kirloskarwadii, Road:Main road, City:Sangli, District:Sangli, State:Maharashtra, Pin:416308 PAN: AIYPJ5100A
2) Name: Mrs Jadahav Mayuri Onkar Age: 35 Address: Flat No:503, Building Name:Pruthviraj Sankul, Block Sector:Near Navbarat High school, Road:NDA Road, City:Shivane, District:Pune, State:Maharashtra, Pin:411023 PAN: BQHPP4758G
- (9) Date of Execution 04/01/2026
- (10) Date of Registration 04/01/2026
- (11) Registration Number/Year 302/2026
- (12) Stamp Duty Rs.140.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 22 :



eRegistration Leave and License

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Property Details

Property Details: Apartment/Flat No:B-104, Floor No:1st, Building Name:Shree Laxmi Vrundavan, Block Sector:Dhayari, Pune 411041, Road:Sinhgad road, City:Dhayari, District:Pune
Property Police Station: SINHGAD POLICE STATION

Owner Details

1.licensor/Owner - Kulkarni Sushant Suresh Age: 45 Occupation: PAN: ARBPK7719G
Current Address: Flat No:Plot no. 26, Building Name:Swapneel Residency, Block Sector:Lane no.6, Near Cummins College, Road:Karvenagar, City:Navsahyadri, Karvenagar, District:Pune, State:Maharashtra, Pin:411052

Tenant Details

1.licencee/Tenant - Jadhav Onkar Mahadev Age: 38 Occupation: PAN: AIYPJ5100A Contact No:
Current Address: , Block Sector:Sawantpur Vasahat, Kirloskarwadii, Road:Main road, City:Sangli, District:Sangli, State:Maharashtra, Pin:416308
Nationality: India

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

	English	Marathi		English	Marathi
Building Name			Building Name		
Flat No			Flat No		
Floor No			Floor No		
Road	* Main road	मैन रोड	Road	* Main road	मैन रोड
Location	* Sawantpur Vasahat	सावंतपूर वसाहत	Location	* Sawantpur Vasahat	सावंतपूर वसाहत
Pin Code	* 416308		Pin Code	* 416308	
Village/City	* Sangli	सांगली	Village/City	* Sangli	सांगली
District	Sangli	सांगली	District	Sangli	सांगली
State	Maharashtra	महाराष्ट्र	State	Maharashtra	महाराष्ट्र
Select Police Station	PALUS		Select Police Station	PALUS	
Address Proof Type	Aadhaar Card		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	Jadahav Mayuri Onkar	wife	35

2.licencee/Tenant - Mrs Jadahav Mayuri Onkar

Age: 35 Occupation: PAN: BQHPP4758G Contact No:

Current Address: Flat No:503, Building Name:Pruthviraj Sankul, Block Sector:Near Navbarat High school, Road:NDA Road, City:Shivane, District:Pune, State:Maharashtra, Pin:411023
Nationality: India

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

	English	Marathi		English	Marathi
Building Name	Pruthviraj Sankul	पृथ्वीराज संकुल	Building Name	Pruthviraj Sankul	पृथ्वीराज संकुल
Flat No	503	503	Flat No	503	503
Floor No			Floor No		
Road	* NDA Road	एनडीए रोड	Road	* NDA Road	एनडीए रोड
Location	* Near Navbarat High sch	नवबरात हाई स्कूलच्या जवळ	Location	* Near Navbarat High sch	नवबरात हाई स्कूलच्या जवळ
Pin Code	* 411023		Pin Code	* 411023	
Village/City	* Shivane	शिवणे	Village/City	* Shivane	शिवणे
District	Pune	पुणे	District	Pune	पुणे
State	Maharashtra	महाराष्ट्र	State	Maharashtra	महाराष्ट्र
Select Police Station	UTTAMNAGAR (KH)		Select Police Station	UTTAMNAGAR (KH)	
Address Proof Type	Aadhaar Card		Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

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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	Family	Jadhav Onkar Mahadev	husband	38

Previous

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