

| RENT RECEIPT | |
|---|--|
| Owner <u>Kishor Hari Bhingarkar</u> | Dated <u>13.01.2022</u> |
| Received with thanks from <u>Pratik Kumar Kale</u> | (Tenant) |
| Address <u>D-5 Residency, SRIO-51, PHNO-114, PHNO-12, Chauri Nagar, Dhanori Road, Pune-15</u> | |
| The Sum of Rs. <u>One lakh twenty six thousand five hundred only</u> | |
| Monthly Rent Rs. <u>11,500/-</u> | From <u>April-2021</u> To <u>Feb-2022</u> |
| Total Rs. <u>1,26,500/-</u> | Balance Rs. <u>—</u> Advance Rs. <u>20,000/-</u> |
| Rs. <u>1,26,500/-</u> | |
| (Signature of Property Owner) | |



Success ! Your request for Fund transfer submitted successfully.
Please note the Reference ID: 513388271 for future communication.

**E-RECEIPT FOR
TRANSFER FUNDS**

| | |
|--------------------|--|
| Payee Name: | K H BHINGARKAR |
| Nickname: | K H BHINGARKAR |
| Credit Account No: | 30881740233 |
| Remarks: | RENTPAYMENT |
| Debit Account: | 016010100718820 |
| Date: | 08 Apr '21 |
| Amount: | ₹ 11,500.00 (Rupees Eleven Thousand Five Hundred and Zero Paise only) |
| Payment Type: | One Time Payment |
| Pay via: | NEFT |

Please check the transaction status using "Transaction status Enquiry" before re-initiating a fresh payment.



Success ! Your request for Fund transfer submitted successfully.
Please note the Reference ID: 513388271 for future communication.

**E-RECEIPT FOR
TRANSFER FUNDS**

| | |
|--------------------|--|
| Payee Name: | K H BHINGARKAR |
| Nickname: | K H BHINGARKAR |
| Credit Account No: | 30881740233 |
| Remarks: | RENTPAYMENT |
| Debit Account: | 016010100718820 |
| Date: | 08 Apr '21 |
| Amount: | ₹ 11,500.00 (Rupees Eleven Thousand Five Hundred and Zero Paise only) |
| Payment Type: | One Time Payment |
| Pay via: | NEFT |

Please check the transaction status using "Transaction status Enquiry" before re-initiating a fresh payment.



Success ! Your request for Fund transfer submitted successfully.
Please note the Reference ID: 525742370 for future communication.

**E-RECEIPT FOR
TRANSFER FUNDS**

| | |
|--------------------|--|
| Payee Name: | K H BHINGARKAR |
| Nickname: | K H BHINGARKAR |
| Credit Account No: | 30881740233 |
| Remarks: | RENT PAYMENT |
| Debit Account: | 016010100718820 |
| Date: | 09 Jun '21 |
| Amount: | ₹ 11,500.00 (Rupees Eleven Thousand Five Hundred and Zero Paise only) |
| Payment Type: | One Time Payment |
| Pay via: | NEFT |

Please check the transaction status using "Transaction status Enquiry" before re-initiating a fresh payment.

07/08/2021



Transaction Details

PRATAPKALE (016082730)

Transaction Details

From Account : XXXXXXXXXXXX8820
Amount : Rs.11500
Nick Name : K H BHINGARKAR
Payee Account XXXXXXXX0233
Date: 08/07/2021
Payee Bank : STATE BANK OF INDIA
Payee Name : K H BHINGARKAR
Payment Mode : NEFT
No of Payments : NA
Frequency : One time
Remarks: RENTPAYMENT
Reference No: QH7JHQ2K1985

08/09/2021



Transaction Details

PRATAPKALE (016082730)

Transaction Details

From Account : XXXXXXXXXXXX8820
Amount : Rs.11500
Nick Name : K H BHINGARKAR
Payee Account XXXXXXXX0233
Date: 09/08/2021
Payee Bank : STATE BANK OF INDIA
Payee Name : K H BHINGARKAR
Payment Mode : NEFT
No of Payments : NA
Frequency : One time
Remarks: RENTPAYMENT
Reference No: E51CJIXQ7904

09/06/2021



Transaction Details

PRATAPKALE (016082730)

Transaction Details

From Account : XXXXXXXXXXXX8820
Amount : Rs.11500
Nick Name : K H BHINGARKAR
Payee Account No: XXXXXXXX0233
Date: 06 Sep 2021
Payee Bank : STATE BANK OF INDIA
IFSC: -
Payee Name : K H BHINGARKAR
Payment Mode : NEFT
Frequency : One time
Remarks: RENTPAYMENT
Reference No: 5FLAA97Y8733

10/09/2021



Transaction Details

PRATAPKALE (016082730)

Transaction Details

From Account : XXXXXXXXXXXXX8820
Amount : Rs.11500
Nick Name : K H BHINGARKAR
Payee Account No: XXXXXXXX0233
Date: 09 Oct 2021
Payee Bank : STATE BANK OF INDIA
IFSC: -
Payee Name : K H BHINGARKAR
Payment Mode : NEFT
Frequency : One time
Remarks: RENTPAYMENT
Reference No: OQKJ81M24964

12/09/2021



Transaction Details

PRATAPKALE (016082730)

Transaction Details

From Account : XXXXXXXXXXXXX8820
Amount : Rs.11500
Nick Name : K H BHINGARKAR
Payee Account No: XXXXXXXX0233
Date: 09 Dec 2021
Payee Bank : STATE BANK OF INDIA
IFSC: -
Payee Name : K H BHINGARKAR
Payment Mode : NEFT
Frequency : One time
Remarks: RENT PAYMENT
Reference No: MC4459NU5356

01/10/2022

Transaction Details

PRATAPKALE (016082730)

Transaction Details

From Account : XXXXXXXXXXXXX8820
Amount : Rs.11500
Nick Name : K H BHINGARKAR
Payee Account No: XXXXXXXX0233
Payee Bank : STATE BANK OF INDIA
IFSC: SBIN0007309
Payee Name : K H BHINGARKAR
Payment Mode : NEFT
Frequency : One time
Remarks: RENTPAYMENT10012022
Reference No: 5DEJU7T48362
Date: 10 Jan 2022



CHALLAN
MTR Form Number-6

| | | | | | |
|--------------------------------------|--|--------------------------------------|--|--------------------------------------|--|
| GRN | | MTR Form Number-6 | | USER | |
| Department | | Defaced FOR RS:1600.00 | | 17700000050000 | |
| Type of Payment | | AMOUNT | | 28/12/2018 | |
| Sr No. | | Deface Number | | 28/12/2018 | |
| 1 | | 0001946351301617 | | 28/12/2018 | |
| 2 | | 0003946351201617 | | 28/12/2018 | |
| (Amt. in words) | | One Thousand Six Hundred Rupees Only | | Registration Fee | |
| Office Name | | HYLI_HAVELI NO1 SUB REGISTRAR | | Full Name | |
| Location | | PUNE | | Bhongekar Kashor Hari | |
| Year | | 2018-2019 One Time | | Flat/Block No. | |
| Account Head Details | | Amount in Rs. | | Sr No. 51 | |
| 0030046401 Stamp Duty | | 600.00 | | Premises/Building | |
| 0030063301 Registration Fee | | 1000.00 | | Road/Street | |
| | | | | 800 Sq.ft | |
| | | | | Area/Locality | |
| | | | | Dhancor | |
| | | | | Town/City/District | |
| | | | | PIN | |
| | | | | 4 1 1 0 1 5 | |
| | | | | Remarks (If Any) | |
| | | | | SecondPartyName=Kale Pratap kumar | |
| | | | | Amount In | |
| | | | | One Thousand Six Hundred Rupees Only | |
| Total | | 1600.00 | | Words | |
| Payment Details | | CORPORATION BANK | | FOR USE IN RECEIVING BANK | |
| Cheque/DD Details | | Bank CIN | | REF No. | |
| | | 03502302015122600518 | | R328122016607803 | |
| Cheque/DD No. | | Date | | 26/12/2018-15:34:10 | |
| Name of Bank | | Bank Branch | | CORPORATION BANK | |
| Name of Branch | | Scroll No. | | Date | |
| Digitally signed by VIRTUAL TREASURY | | 35230 | | 27/12/2018 | |
| Mobile No. : Not Available | | | | | |
| Reason : Sure | | | | | |
| Document | | | | | |
| Location: India | | | | | |

Signature valid

28/12/2018

Index -2

GrName: Joint S.R. Haveli 18

Doc No: 17708/2018

Regn-63m

| | |
|-------------------------------|---|
| | Village Name : Dhanori |
| (1) Article | Leave and Licenses(36 A) |
| (2) Deposit | Rs 20000/- |
| (3) Licence Fee | Rs 9800/- |
| (4) Property Description | Corporation: Pune, Other details: Apartment/Flat No.12, Floor No 3rd, Building Name B.G.Residency, Block Sector Bhamburda -411015, Road Chann Road, City Dhanori, District Pune, Survey Number: 51, Plot Number: 114, Leave and License Months 22 |
| (5) Area | 800 Square Feet |
| (6) Assessment or Val | - |
| (7) Licensor Name and Address | Name: Bhingekar Kishor Hari Age: 52 Address: Flat No:5543, Building Name Near Hanuman Mandir, Block Sector Ahmed Nagar, Road Ashwad Thakur Gali, City Ahmed Nagar, District AHMED NAGAR, State MAHARASHTRA, Pin:414001 PAN: ABPPB5862M |
| (8) Licensee Name and Address | Name: Kale-Pratap kumar Age: 35 Address: Flat No Pedachado Palli Mandal, Building Name Annapanaddy Palli, Block Sector Pedachapadu, Road Peda lra Palla, City Prakasam, District PRAKASAM, State ANDHRA PRADESH, Pin:523117 PAN: ASLPK9191R |
| (9) Date of Execution | 26/12/2018 |
| (10) Date of Registration | 28/12/2018 |
| (11) Registration Number/Year | 17708/2018 |
| (12) Stamp Duty | Rs.600/- |
| (13) Registration Fee | Rs.1000/- |
| (14) Remark | - |

Thumb Impression of Joint S.R. Haveli 18



LEAVE AND LICENSE AGREEMENT

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|-------------|--------------------|------------|
| Stamp Duty | Rs. 600/- | MH007065482201617E | 26/12/2018 |
| Registration Fee | Rs. 1000/- | MH007065482201617E | 26/12/2018 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 26/12/2018 at Pune

Between,

1) **Name:** Mr. Bhingarkar Kishor Hari, Age : About 57 Years, PAN: ABPPB5862M, Aadhaar: 554033926247 Residing at: Flat No:5543, Building Name:Near Hanuman Mandir, Block Sector:Ahmed Nagar, Road:Ashirwad Thakur Galli, Ahmed Nagar, AHMED NAGAR, MAHARASHTRA, 414001

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

AND

1) **Name:** Mr. Kale Pratap kumar , Age : About 40 Years, Occupation : Service, PAN: ASLPK8191R, Aadhaar: 397310200484 Residing at: Flat No:Pedacherlo Palli Mandal, Building Name:Annapareddy Palli, Block Sector:Pedairlapadu, Road:Peda Irfa Padu, Prakasam, PRAKASAM, ANDHRA PRADESH, 523117

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

WHEREAS the Licensor 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 his Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 22 Months commencing from 01/09/2018 and ending on 30/06/2020, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor 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 Licensor 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 01/09/2018 and ending on 30/06/2020
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 9800 (Nine Thousand Eight Hundred 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 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 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) Miscellaneous: Licensee Mr. Partap Kumar Kale is staying in the said premises along with his Family Wife- Mrs. Swati Jagadabi Adhar Card No.866407259680, Son- Amit Kale age- 5years Adhar No- 460066037848 and Daughter- Chanmudra Charamva Kale.

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. 12, Built-up: 800 Square Feet, situated on the 3rd Floor of a Building known as 'B.G.Residency' standing on the plot of land bearing Survey Number :51 & Plot Number :114, Road: Dhanori Road, Location Bhairavnagar -411015, of Village: Dhanori, 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 to way of putting thumb impression electronic signature hereto in the presence of witness, who at identifying the executants, on the day, month and year first above written.



| Name & Address | Photo | Biometric Thumb Impression | Digitally signed |
|---|---|---|------------------|
| Licensor Name: Mr. Bhingarkar Kishor Hari Aadhaar: 554033926247 Address: Flat No: 5543, Building Name: Near Hanuman Mandir, Block Sector: Ahmed Nagar, Road: Ashirwad Thakur Galli, Ahmed Nagar, AHMED NAGAR, MAHARASHTRA, 414001 |  |  | Not Available |
| Licensee Name: Mr. Kale Pratap kumar Aadhaar: 397310200484 Address: Flat No: Pedacherlo Palli Mandal, Building Name: Annapareddy Palli, Block Sector: Pedairlapadu, Road: Peda Irla Padu, Prakasam, PRAKASAM, ANDHRA PRADESH, 523117 |  |  | Not Available |
| Witness of execution -cum- identifier for all executants Name : Deokar Vinayak Aadhaar : 976793012205 Address: Flat No: 701, Floor No: 7th, Building Name: Nyati Environ, Block Sector: Tingrenagar, Road: Lane No.5, Pune, PUNE, MAHARASHTRA, 411015 |  |  | Not Required |
| Witness of execution -cum- identifier for all executants Name : Ubale Santosh Aadhaar : 989257319298 Address: Flat No: Sr. No. 191, Building Name: Near Takshshila Buddh Vihar, Block Sector: Yerwada, Road: Nagpur Chawl, Pune, PUNE, MAHARASHTRA, 411006 |  |  | Not Required |

