



CHALLAN  
MTR Form Number-6

DEFACED FOR RS:1600.00		USER	
GRN	SRNO	AMOUNT	DATE
00000000000000000000	00000000000000000000	1600.00	26/12/2018
Department	Deface Number	28/12/2018	28/12/2018
Sr No	0001946351301617	0001946351301617	0001946351301617
Type of Payment	0003946351301617	0003946351301617	0003946351301617
(Amt. in words)		Payer Details	
One Thousand Six Hundred Rupees Only		TAX ID (If Any)	
Office Name		PAN No. (If Applicable)	
HYLI_HAVELI NO1 SUB REGISTRAR		Full Name	
Location		Bhongarkar Kashor Hari	
Year		Flat/Block No.	
2018-2019 One Time		Sr No.51	
Account Head Details		Premises/Building	
Amount in Rs.		Road/Street	
0000049401 Stamp Duty		800 Sq.ft	
000003301 Registration Fee		Area/Locality	
1000.00		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		Words	
1600.00			
Payment Details		FOR USE IN RECEIVING BANK	
CORPORATION BANK		Bank CIN	
Cheque-DD Details		REF No.	
		03502302015122600518	
Cheque/DD No.		R328122016607503	
Name of Bank		Date	
Signature valid		26/12/2018-15:34:10	
Name of Branch		Bank-Branch	
Digitally signed by VIRTUAL TREASURY		CORPORATION BANK	
Mobile No. : Not Available		Scroll No. Date	
		35230 27/12/2018	

Signature valid

Digitally signed by  
VIRTUAL TREASURY  
DN: cn=VTS, o=VTS, ou=VTS, email=VTS@VTS, c=IN  
Reason: I am the owner of the data  
Location: India

28/12/2018

## Index -2

GrName: Joint S.R. Haveli 18

Doc No: 17708/2018

Regn-63m

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

