


326/8778/2016	Registration No. :39M	7:50 AM
Receipt		
Village Name: <b>Avhalwadi</b>	Receipt No.:8960	Date: 04/06/2016
Document No.: <b>HVL10/8778/2016</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Rupali Bhujangrao Memane</b>		
	Registration Fee:	<b>500.00</b>
	Total:	<b>500.00</b>
Leave and Licenses Agreement executed by presentor and Magarde Prateek Panjabrao is received for registration.		
Joint S.R. Haveli 10		
Stamp duty of Rs.200/- is paid by GRN MH001501678201617E on 02/06/2016		
Registration fee of Rs.500/- is paid by GRN MH001501678201617E on 02/06/2016		
Thumb Impression of Joint S.R. Haveli 10 :		

04/06/2016

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SroName : Joint S.R. Haveli 10

Doc No. : 8778/2016

Regn:63m

### Village Name : Avhalwadi

- |                               |   |
|-------------------------------|---|
| (1) Article                   | Leave and Licenses(36 A)  |
| (2) Deposit                   | Rs.18000/-  |
| (3) Licence Fee               | Rs.7000/-   |
| (4) Property Description      | Corporation: Pune, Other details: Apartment/Flat No:1A/605, Floor No:Sixth, Building Name:Alfa homes, Block Sector:Wagholi, Road:Nagar road, City:Avhalwadi, District:Pune, GAT NUMBER : 1424, Leave and License Months:11                            |
| (5) Area                      | 356 Sq. Ft.   |
| (6) Assessment or Judi        | -   |
| (7) Licensor Name and Address | Name: Memane Rupali Bhujangrao Age: 44 Address: Flat No:9B, Floor No:Third, Building Name:Neeta terrace, Block Sector:Pune city, Road:Mangaldas road, City:Pune city, District:Pune, State:Maharashtra, Pin:411001 PAN: AIFPM2214B                    |
| (8) Licensee Name and Address | Name: Magarde Prateek Panjabrao Age: 27 Address: Flat No:House No.168, Floor No:-, Building Name:-, Block Sector:Near railway station, deepak ngar,lilia, Road:Street no. 5, City:Durg, District:Durg, State:Chhattisgarh, Pin:491001 PAN: BJRPM9580L |
| (9) Date of Execullon         | 02/06/2016  |
| (10) Date of Registration     | 04/06/2016  |
| (11) Registration Number/Year | 8778/2016   |
| (12) Stamp Duly               | Rs.200/-  |
| (13) Registration Fee         | Rs.500/-  |
| (14) Remark                   | -   |

Thumb Impression of Joint S.R. Haveli 10 :



Joint S.R. Haveli 10



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 200 /-	MH001501678201617E	02/06/2016
Registration Fee	Rs. 500 /-	MH001501678201617E	02/06/2016

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 02/06/2016 at Hadapsar, Pune  
Between,

1) Name: Memane Rupali Bhujangrao, Age : About 44 Years, Occupation : Service, PAN: AIFPM2214B, Aadhaar: 887544611122 Residing at: Flat No:9B, Floor No:Third, Building Name:Neeta terrace, Block Sector:Pune city, Road:Mangaldas road, Pune city, Pune, Maharashtra, 411001

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: Magarde Prateek Panjabrao, Age : About 27 Years, Occupation : Service, PAN: BJRPM9580L, Aadhaar: 817289164870, Email-id: prateek.magarde@gmail.com Residing at: Flat No:House No.168, Floor No:-, Building Name:-, Block Sector:Near railway station, deepak ngar,litia, Road:Street no. 5, Durg, Durg, Chhattisgarh, 491001

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 11 Months commencing from 01/04/2016 and ending on 28/02/2017, 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 11 Months commencing from 01/04/2016 and ending on 28/02/2017

2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 7000 per month towards the compensation and Rs. 18000 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. 18000/-

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) **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. 1A/605, Built-up :356 Sq. Ft., situated on the Sixth Floor of a Building known as 'Alfa homes' standing on the plot of land bearing GAT NUMBER :1424, Road: Nagar road, Location: Wagholi, of Village: Avhalwadi, situated within the revenue limits of Tehsil Haveli and Dist Pune

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	Biometric Thumb Impression	Digitally signed
<b>Licensor</b> <b>Name:</b> Memane Rupali Bhujangrao <b>Aadhaar:</b> 887544611122 <b>Address:</b> Flat No:9B, Floor No:Third, Building Name:Neeta terrace, Block Sector:Pune city, Road:Mangaldas road, Pune city, Pune, Maharashtra, 411001			Not Available
<b>Licensee</b> <b>Name:</b> Magarde Prateek Panjabrao <b>Aadhaar:</b> 817289164870 <b>Address:</b> Flat No:House No.168, Floor No:-, Building Name:-, Block Sector:Near railway station, deepak ngar,litia, Road:Street no. 5, Durg, Durg, Chhattisgarh, 491001			Not Available
<b>Witness of execution -cum- identifier for all executants</b> <b>Name :</b> Kohakade Bharat Indrabhan <b>Aadhaar :</b> 623683372307 <b>Address:</b> Flat No:H-105 , Floor No:Ground , Building Name:Mega center , Block Sector:Magarpatta , Road:Pune - solapur , Hadapsar , Pune, Maharashtra, 411028			Not Required
<b>Witness of execution -cum- identifier for all executants</b> <b>Name :</b> Tupe Karan Ravindra <b>Aadhaar :</b> 365075701683 <b>Address:</b> Flat No:H-105, Floor No:Ground , Building Name:Mega center, Block Sector:Magarpatta , Road:Pune -solapur , Hadapsar , Pune, Maharashtra, 411028			Not Required



Thumb Impression of Joint S.R. Haveli 10  
Registered as Document No.8778/2016 at the office of Joint S.R. Haveli 10 on 04/06/2016

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## घरमालकांनी भाडेकरू बाबतची भरुण देणेची माहिती

टिप:—सदरची प्रत पोलीस स्टेशनला फक्त तात्पुरत्या माहिती करिता असून हया प्रतीचा बँक/पतसंस्था कर्ज, R.T.O व इतर शासकीय कामास उपयोग करण्यात येवू नये तसे केल्यास त्यास पोलीस विभाग जबाबदार राहणार नाही याची नोंद घ्यावी.

प्रति

मा.पोलीस निरीक्षक सो.  
लोणीकंद पोलीस स्टेशन

768/2016 R. A. Golewad  
216/2016

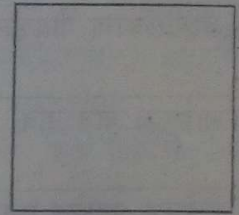
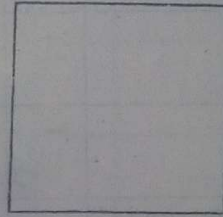
यांना सविनय सादर,

तारीख :- / / 2018

अ.न	तपशिल	विवरण
१	घरमालकाचे नांव	मेमाणे कपाळी भूजंगराव
२	घरमालकाचा लोणीकंद पोलीस स्टेशन हद्दीतील संपूर्ण पत्ता	भरुण डोल्स लोणीकंद रोड. वाघोळी गा.विकासी जि. ठणे
३	घरमालक सध्या लोणीकंद पोलीस स्टेशन हद्दीचे बाहेर राहत असल्यास तेथील संपूर्ण पत्ता	ब-३ भिमा टेट्स, मंगळदास रोड, ठणे -
४	घरमालकाचा मोबाईल नंबर	9923061379
५	भाडेकरू यांचे नांव	श्री प्रदिप मंगरदे
६	भाडेकरू समवेत एकूण किती लोक राहत आहे त्यांची संपूर्ण नावे व वय	आई :- वडील:- पत्नी :- मुलगा :- मुलगा :- मुलगी :- मुलगी :- भाऊ :- बहिण :-
७	भाडेकरूचे मुळ गांव (संपूर्ण पत्ता)	लाऊस नं. 168 रोड नं ५ देवळे स्टेशन ठाकूर ट्रिपल नगर धिरीया डुर्ग बुलीसग 6
८	भाडेकरूचे मामाचे नांव/पत्ता व फोन नंबर	श्री. अरविंद पारखे स. सारंगी मध्य प्रदेश - 46 9979774155
९	भाडेकरूचे चुलते नांव/पत्ता व फोन नंबर	श्री. अजातराव मंगरदे स. मोंडवी रोडरेवडा, मध्य प्रदेश - 8109444301



१०	भाडेकरू यांचे सख्ये भाऊ नांव/पत्ता व फोन नंबर	:-	स्नेहा मंगरेदे रा. चिंपरी चिंचवड, E1/1201 गंगा स्काय वल्सग्रनगर 9405487545
११	भाडेकरू सध्या कोठे नोकरीस आहे त्या कंपनीचे/कार्यालयाचे नांव व फोन नंबर	:-	सायबेज सॉफ्टवेयर, फर्ग्युसनगर 020-66041700
१२	भाडेकरू सदर कंपनीत/कार्यालयात कधी पासून कामास आहे (तारखेसह)	:-	02 Feb 2015
१३	भाडेकरू यांचे मुळ गांव कोणत्या पोलीस स्टेशनचे हद्दीत आहे त्या पोलीस स्टेशनचे नांव	:-	मोहननगर पोलीस स्टेशन, दुर्ग
१४	घरमालक व भाडेकरू यांनी कधीपासून ते कधीपर्यंत भाडेकरार केलेला आहे का ?		
१५	भाडेकरू दिले पत्त्यावर कधीपासून रहात आहे ? ती तारीख		
१६	भाडेकरू यापुर्वी कोठे व कोणाचे येथे किती वर्षे रहात होते त्यांचे नांव, संपूर्ण पत्ता व मोबा नं.		



(घरमालक फाटा) (भाडेकरू याचा फाटा) (भाडेकरू यांचे पत्नीचा फोटो) (भाडेकरू यांचे मुलांचा फोटो)

**वरील अर्जासोबत खालील कागदपत्रांची छायांकीत प्रत स्थळप्रत करून जोडावी :-**

- १) घरमालकांचे चालू लाईट बिल
- २) घरमालकाचे रेशनग कार्ड/मतदार ओळखपत्र
- ३) भाडेकरू यांचे रेशनग/मतदार ओळखपत्र/ड्रायव्हिंग लायसन्स/पॅनकार्ड/पासपोर्ट
- ४) भाडेकरू ज्या कंपनीत/कार्यालयात नोकरीस आहे तेथील ओळखपत्र
- ५) घरमालक व भाडेकरू यांनी केलेला भाडेकरार

**सदरचा अर्ज सादर करण्याची वेळ :-सोमवार ते शनिवार सकाळी ११.०० ते दुपारी ०१.००**

नांव :- \_\_\_\_\_

नांव :- \_\_\_\_\_

सही :- \_\_\_\_\_

सही :- \_\_\_\_\_

(घरमालक)

(भाडेकरू)