

REGISTER RENT AGREEMENT

- 1) **Online Register Rent Agreement**
(Maharashtra Government's Authorized Services Provider (ASP))
- 2) **E Register Rent Agreement**
- 3) **Agreement to Sale**
- 4) **Gift Deed**
- 5) **Sale Deed**
- 6) **Reconveyance Deed**
- 7) **Release Deed**
- 8) **Power Of Attorney**
- 9) **Serch Report**
- 10) **Will**
- 11) **Gazette Certificate**
- 12) **Partnership Deed**
- 13) **Proprietorship Registration**
- 14) **One Person Company (OPC) Registration**
- 15) **Limited Liability Partnership (LLP) Registration**
- 16) **Private Limited Company Registration**
- 17) **Public Limited Company Registration**
- 18) **Ngo Registration**
- 19) **12A and 80G Registration**
- 20) **CSR Fund Registration**
- 21) **Rera License**
- 22) **Shop Act Licence**
- 23) **Udyam Registration**
- 24) **Gst Registration**
- 25) **Gst Filing**
- 26) **ITR Filing**
- 27) **Trade Mark Registration**
- 28) **Marriage Registration**
- 29) **Passport**
- 30) **Pancard**
- 31) **Food Licnece**
- 32) **Project Report for Loan**
- 33) **F L X- C Drinking Licence**
- 34) **Startup Business Document Registration**
- 35) **Home Loan Documentation**

RANVEER LEGAL SERVICES

Contact : 9175900988

The Above works will be obtained by DOORSTEP at Pune City Legal and assured rate

E-mail ID : ranveerlegalservices@gmail.com

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 724.50/-	MH012225001202324P	11/12/2023
DHC	Rs. 300/-	1223117619460	11/12/2023
Registration Fee	Rs. 1000/-	MH012225001202324P	11/12/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/12/2023 at PUNE

Between,

1) **Name:** Mr.Khavasi Pravin Singanna, Age : About 43 Years, PAN : AMCPK9572H Residing at: Flat No:A/101, Floor No:1ST, Building Name:SUYOG PEARL, Block Sector:SR NO - 131/6, Road:SHINDEWASTI, HADAPSAR, Pune, Maharashtra, 411013

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.Koshti Shrivadan Suresh, Age : About 26 Years Residing at: Building Name:8/1317/4, Block Sector:RUTURAJ COLONY, Road:SANGLI ROAD, ICHALAKARANJI, Kolhapur, Maharashtra, 416115

2) **Name:** Mrs Kadam Trupti Arun, Age : About 26 Years Residing at: Building Name:KADAM GALLI, Block Sector:HAROLI, Road:HAROLI, HAROLI, Kolhapur, Maharashtra, 416102

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 24 Months commencing from 01/02/2023 and ending on 31/01/2025, 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 24 Months commencing from 01/02/2023 and ending on 31/01/2025

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

a) Rs. 11000/- (Eleven Thousand Only) per month for the first 12 months,

b) Rs. 12650/- (Twelve Thousand Six Hundred and Fifty Only) per month for the next 12 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 Licensor Rs. 30000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 30000/- (Thirty 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) 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 Licensors 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 Licensors as mentioned earlier.

11) 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensees and her 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 Licensors 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. RUBY-101, Built-up :940 Square Feet, situated on the 1ST Floor of a Building known as 'SUYOG PEARL SOCIETY' standing on the plot of land bearing Survey Number :131/6 & Plot Number :1,Road: SHINDE WASTI ROAD, Location: HADAPASAR, PUNE-411013, of Village:Hadapasar,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.Khavasi Pravin Singanna Address: Flat No:A/101, Floor No:1ST, Building Name:SUYOG PEARL, Block Sector:SR NO - 131/6, Road:SHINDEWASTI, HADAPSAR, Pune, Maharashtra, 411013			Not Available
<u>Licensees</u> Mr.Koshti Shrivadan Suresh Address: Building Name:8/1317/4, Block Sector:RUTURAJ COLONY, Road:SANGLI ROAD, ICHALAKARANJI, Kolhapur, Maharashtra, 416115			Not Available
<u>Licensees</u> Mrs Kadam Trupti Arun Address: Building Name:KADAM GALLI, Block Sector:HAROLI, Road:HAROLI, HAROLI, Kolhapur, Maharashtra, 416102			Not Available
<u>Witness of execution of all executants</u> Kamble Aditya Vijay Address: Block Sector:MUNDHWA, Road:MUNDHWA, MUNDHWA, Pune, Maharashtra, 411036			Not Required
<u>Witness of execution of all executants</u> Tambade Aakash Trimbak Address: Block Sector:MUNDHWA, Road:MUNDHWA, MUNDHWA, Pune, Maharashtra, 411036			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)	
Licensors Khavasi Pravin Singanna	08/12/2023 01:39:18 AM	08/12/2023 01:39:37 AM	Pravin Singanna Khavasi, Male, 1182413622271827968	
Licensees Koshti Shrivadan Suresh	26/11/2023 03:57:19 PM	26/11/2023 03:57:47 PM	Shrivadan Suresh Koshti, Male, 1178280932580810752	
Licensees Mrs Kadam Trupti Arun	26/11/2023 03:59:52 PM	26/11/2023 04:00:19 PM	Trupti Arun Kadam, Female, 1178281569666289664	
Identifier for all executants Tambade Aakash Trimbak	09/12/2023 09:08:22 PM	09/12/2023 09:08:36 PM	Aakash Trimbak Tambade, Male, 1167761539660800000	
Identifier for all executants Kamble Aditya Vijay	11/12/2023 07:33:38 PM	11/12/2023 07:33:57 PM	Aditya Vijay Kamble, Male, NETWORK_ISSUE	



Village Name : Hadapasar

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.30000/-
- (3) Licence Fee a) Rs. 11000/- per month for the first 12 months,
b) Rs. 12650/- per month for the next 12 months.
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:RUBY-101, Floor No:1ST, Building Name:SUYOG PEARL SOCIETY, Block Sector:HADAPASAR, PUNE-411013, Road:SHINDE WASTI ROAD, City:Hadapasar, District:Pune, Survey Number : 131/6, Plot Number : 1, Leave and License Months:24
- (5) Area 940 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Khavasi Pravin Singanna Age: 43 Address: Flat No:A/101, Floor No:1ST, Building Name:SUYOG PEARL, Block Sector:SR NO - 131/6, Road:SHINDEWASTI, City:HADAPSAR, District:Pune, State:Maharashtra, Pin:411013 PAN: AMCPK9572H
- (8) Licensee Name and Address 1) Name: Koshti Shrivadan Suresh Age: 26 Address: Building Name:8/1317/4, Block Sector:RUTURAJ COLONY, Road:SANGLI ROAD, City:ICHALAKARANJI, District:Kolhapur, State:Maharashtra, Pin:416115 PAN:
2) Name: Mrs Kadam Trupti Arun Age: 26 Address: Building Name:KADAM GALLI, Block Sector:HAROLI, Road:HAROLI, City:HAROLI, District:Kolhapur, State:Maharashtra, Pin:416102 PAN:
- (9) Date of Execution 11/12/2023
- (10) Date of Registration 12/12/2023
- (11) Registration Number/Year 26174/2023
- (12) Stamp Duty Rs.724.50/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 5 :



CHALLAN
MTR Form Number-6



GRN	MH012225001202324P	BARCODE			Date	11/12/2023-19:15:17		Form ID	36A	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name HVL23_HAVELI 23 JOINT SUB REGISTRAR					Full Name		Khavasi Pravin Singanna			
Location PUNE										
Year 2023-2024 One Time					Flat/Block No.		SUYOG PEARL SOCIETY , RUBY-101			
Account Head Details				Amount In Rs.		Premises/Building				
0030046401 Stamp Duty				725.00		Road/Street		SHINDE WASTI ROAD, Location: HADAPASAR		
0030063301 Registration Fee				1000.00		Area/Locality		PUNE		
						Town/City/District				
						PIN		4 1 1 0 1 3		
						Remarks (If Any)				
						SecondPartyName=Koshti Shrivadan Suresh~				
						Amount In One Thousand Seven Hundred Twenty Five Rupees Only				
Total				1,725.00		Words				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502023121108815 2947423383035	
Cheque/DD No.					Bank Date		RBI Date		11/12/2023-19:16:38 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :



Mobile No. :

9175900988

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1223117619460	Date 11/12/2023
Received from Khavasi Pravin Singanna , Mobile number 9175900988, an amount of Rs.300/-, towards Document Handling Charges for the Leave and License in the Sub Registrar office Joint S.R. Haveli 19 of the District Pune.	
Payment Details	
Bank Name sbiepay	Date 11/12/2023
Bank CIN 10004152023121118442	REF No. 202334501405670
This is computer generated receipt, hence no signature is required.	


Department of Registration & Stamps
 Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


eRegistration Leave and License

Home Property Details Party Details Rent & Other Terms
Token No: 23112599903647 Change Password Logout

Property Details

Property Details: Apartment/Flat No:RUBY-101, Floor No:1ST, Building Name:SUYOG PEARL SOCIETY, Block Sector:HADAPSAR, PUNE-411013, Road:SHINDE WASTI ROAD, City:Hadapsar, District:Pune
Property Police Station: HADAPSAR

Owner Details

1.licensor/Owner - Khavasi Pravin Singanna Age: 43 Occupation: PAN: AMCPK9572H
Current Address: Flat No:A/101, Floor No:1ST, Building Name:SUYOG PEARL, Block Sector:SR NO - 131/6, Road:SHINDEWASTI, City:HADAPSAR, District:Pune, State:Maharashtra, Pin:411013

Tenant Details

1.licencee/Tenant - Koshti Shrivadan Suresh Age: 26 Occupation: PAN: Contact No:
Current Address: , Building Name:8/1317/4, Block Sector:RUTURAJ COLONY, Road:SANGLI ROAD, City:ICHALAKARANJI, District:Kolhapur, State:Maharashtra, Pin:416115
 Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	8/1317/4	8/1317/4
Flat No		
Floor No		
Road	* SANGLI ROAD	सांगली रोड
Location	* RUTURAJ COLONY	रुतुराज कॉलनी
Pin Code	* 416115	
Village/City	* ICHALAKARANJI	इचलकरंजी
District	Kolhapur	कोल्हापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	ICHALKARANJI	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof Choose File No file chosen Upload View
File Uploaded Successfully.

Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name	8/1317/4	8/1317/4
Flat No		
Floor No		
Road	* SANGLI ROAD	सांगली रोड
Location	* RUTURAJ COLONY	रुतुराज कॉलनी
Pin Code	* 416115	
Village/City	* ICHALAKARANJI	इचलकरंजी
District	Kolhapur	कोल्हापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	ICHALKARANJI	
Address Proof Type	Aadhaar Card	

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	Co-tenant	Kadam Trupti Arun	wife	26

2.licencee/Tenant - Mrs Kadam Trupti Arun Age: 26 Occupation: PAN: Contact No:
Current Address: , Building Name:KADAM GALLI, Block Sector:HAROLI, Road:HAROLI, City:HAROLI, District:Kolhapur, State:Maharashtra, Pin:416102
 Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	KADAM GALLI	कदम गली
Flat No		
Floor No		
Road	* HAROLI	हरोळी
Location	* HAROLI	हरोळी
Pin Code	* 416102	
Village/City	* HAROLI	हरोळी
District	Kolhapur	कोल्हापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	SHIROL	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof Choose File No file chosen Upload View
File Uploaded Successfully.

Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name	KADAM GALLI	कदम गली
Flat No		
Floor No		
Road	* HAROLI	हरोळी
Location	* HAROLI	हरोळी
Pin Code	* 416102	
Village/City	* HAROLI	हरोळी
District	Kolhapur	कोल्हापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	SHIROL	
Address Proof Type	Aadhaar Card	

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	Co-tenant	Koshti Shrivadan Suresh	husband	26

https://efilingigr.maharashtra.gov.in/ereg/frmPoliceVerification.aspx

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Best Viewed in 1360x768 Google Chrome, Microsoft Edge

Name of Landlord Pravin Khavasi
Address of Landlord Suyog pearl co-op
housing society, B.G. Shirke rd
shinde vasti, badapsar, pune 411013.

Date: 01-06-23

Received from Mr/Ms. Shrivadan Kashti Rs. 11,000/-

(In Words Eleven Thousand only only)
April, may, june.

Towards the Rent for the month of ----- for the House given on Rental basis

Situated at Suyog pearl co-op housing society, B.G. Shirke
rd, shinde vasti, badapsar, pune, 411013.

as full & final payment.

Signature of Tenant

Shrivadan

Signature of Landlord

Pravin



Name of Landlord Pravin Khavasi
Address of Landlord Suyag pearl co-op
housing society, BG shirke rd,
Shinde vasti, hadapsar, pune 411013

Date: 01-09-23

Received from Mr/Ms. Shrivadan Keshi Rs. 11,000 /-

(In Words Eleven Thousand only only)
July, Aug, Sept.

Towards the Rent for the month of ----- for the House given on Rental basis

Situated at Suyag pearl co-op housing society,
BG Shirke rd, Shinde vasti, hadapsar, pune - 411013.

as full & final payment.

Signature of Tenant

Shrivadan



Signature of Landlord

Pravin K.

Name of Landlord Pravin Khavasi
Address of Landlord Suyog pearl co-op
housing society, BG Shirke rd,
Shinde vashi, hadapsar, pune 411013

Date: 01-12-23

Received from Mr/Ms. Shrivadan Koshi Rs. 11,000 /-

(In Words Eleven Thousand only only)
Oct, Nov, Dec.

Towards the Rent for the month of ----- for the House given on Rental basis

Situated at Suyog pearl co-op housing society, BG
Shirke rd, Shinde vashi, hadapsar, pune, 411013.

as full & final payment.

Signature of Tenant

Shrivadan



Signature of Landlord

Pravin