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SUSHILA AGENCY

993B, ANAND HSG SOC. RAJARAM MANDAL CHOWK, SADASHIV PETH, PUNE 30.


ONLINE REGISTERED LEAVE & LICENSE AGREEMENT

REGISTER YOUR LEAVE & LICENSE AGREEMENT OF
FLAT/HOUSE/ BUNGALOW /SHOP/OFFICE/ GODOWN

DOOR TO DOOR SERVICE

MOBILE NO : 9623334455

PROPRIETOR
RUSHIKESH NIMBALKAR

396/19450/2024	Registration No. :39M	3:44 PM
Receipt		
Village Name: Sadashiv Peth/navi Peth	Receipt No.:20244	Date: 03/09/2024
Document No.: HVL19/19450/2024		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Godbole Madhav Bhaskar		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Jagdale Suyash Saudagar Shinde Aniket Anil is received for registration.		
Joint S.R. Haveli 19		
Stamp duty of Rs. 461.10/- is paid by GRN MH007697725202425E on 02/09/2024 Document Handling Charges of Rs. 300/- is paid by PRN 0924029213358 on 02/09/2024 Registration fee of Rs. 1000/- is paid by GRN MH007697725202425E on 02/09/2024		
Thumb Impression of Joint S.R. Haveli 19 :		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		



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SroName : Joint S.R. Haveli 19

Doc No. : 19450/2024

Regn:63m

Village Name : Sadashiv Peth/navi Peth

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.32000/-
- (3) Licence Fee Rs.16500/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:4, Floor No:1st, Building Name:Chaitanya krupa apartment, Block Sector:Sadashiv peth- Pune- 411030, Road:Near pune vidhyarti gruha, City:Sadashiv Peth/navi Peth , District:Pune, Survey Number : 1401/2, Leave and License Months:11
- (5) Area 450 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Godbole Madhav Bhaskar Age: 65 Address: Flat No:4, Floor No:1st, Building Name:Chaitnya Krupa Apartment, Block Sector:Sadashiv peth, Road:Opp pranjape shanti temple, City:Pune, District:Pune, State:Maharashtra, Pin:411030 PAN: AEUPG4238C
- (8) Licensee Name and Address 1) Name: Jagdale Suyash Saudagar Age: 19 Address: Block Sector:Solapur, Road:Ghari, City:Pangri, District:Solapur, State:Maharashtra, Pin:413404 PAN: 2) Name: Shinde Aniket Anil Age: 19 Address: Block Sector:Swarajya Colony, Road:Off Kasarwadi Road, City:Alipur, District:Solapur, State:Maharashtra, Pin:413411 PAN:
- (9) Date of Execution 02/09/2024
- (10) Date of Registration 03/09/2024
- (11) Registration Number/Year 19450/2024
- (12) Stamp Duty Rs.461.10/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 19 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 461.10/-	MH007697725202425E	02/09/2024
DHC	Rs. 300/-	0924029213358	02/09/2024
Registration Fee	Rs. 1000/-	MH007697725202425E	02/09/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 02/09/2024 at Pune

Between,

1) **Name:** Mr. Godbole Madhav Bhaskar, Age : About 65 Years, PAN : AEUPG4238C Residing at: Flat No:4, Floor No:1st, Building Name:Chaitnya Krupa Apartment, Block Sector:Sadashiv peth, Road:Opp pranjape shanti temple, Pune, Pune, Maharashtra, 411030

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. Jagdale Suyash Saudagar, Age : About 19 Years Residing at: Block Sector:Solapur, Road:Ghari, Pangri, Solapur, Maharashtra, 413404

2) **Name:** Mr. Shinde Aniket Anil, Age : About 19 Years Residing at: Block Sector:Swarajya Colony, Road:Off Kasarwadi Road, Alipur, Solapur, Maharashtra, 413411

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 01/09/2024 and ending on 31/07/2025, 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 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 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 01/09/2024 and ending on 31/07/2025

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 16500(Sixteen Thousand Five Hundred Only) per month towards the compensation and Rs. 32000(Thirty-Two 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 Transaction Reference No. Online Transfer, dated – 31/08/2024, drawn on the Licensee's Banking Account with Bank of India Bank, Barshi Branch. Amount Rs.32000/-(Thirty-Two 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 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 his goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or his 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 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 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. 4, Built-up :450 Square Feet, situated on the 1st Floor of a Building known as 'Chaitanya krupa apartment' standing on the plot of land bearing Survey Number :1401/2, Road: Near pune vidhyarti gruha, Location: Sadashiv peth- Pune- 411030, of Village:Sadashiv peth/navi peth ,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. Godbole Madhav Bhaskar Address: Flat No:4, Floor No:1st, Building Name:Chaitnya Krupa Apartment, Block Sector:Sadashiv peth, Road:Opp pranjape shanti temple, Pune, Pune, Maharashtra, 411030			Not Available
<u>Licensees</u> Mr. Jagdale Suyash Saudagar Address: Block Sector:Solapur, Road:Ghari, Pangri, Solapur, Maharashtra, 413404			Not Available
<u>Licensees</u> Mr. Shinde Aniket Anil Address: Block Sector:Swarajya Colony, Road:Off Kasarwadi Road, Alipur, Solapur, Maharashtra, 413411			Not Available
<u>Witness of execution of all executants</u> Nimbalkar Rushikesh Nitin Address: Block Sector:Sadashiv Peth, Road:Bapuji Ane chowk, Pune, Pune, Maharashtra, 411030			Not Required
<u>Witness of execution of all executants</u> Pujari Akash Kisan Address: Block Sector:Model Colony, Road:Golandaj Chowk, Shivajinagar, Pune, Maharashtra, 411016			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 Godbole Madhav Bhaskar	31/08/2024 04:30:07 PM	31/08/2024 04:30:46 PM	Madhav Bhaskar Godbole, Male, 1216260158416048128	
Licensees Shinde Aniket Anil	31/08/2024 04:32:54 PM	31/08/2024 04:33:33 PM	Aniket Anil Shinde, Male, 1279396155257020416	
Licensees Jagdale Suyash Saudagar	31/08/2024 04:32:20 PM	31/08/2024 04:32:41 PM	Suyash Saudagar Jagdale, Male, 1173132280279420928	
Identifier for all executants Pujari Akash Kisan	02/09/2024 12:56:17 PM	02/09/2024 12:56:49 PM	Akash Kisan Pujari, Male, 1273260865933041664	
Identifier for all executants Nimbalkar Rushikesh Nitin	02/09/2024 06:33:33 PM	02/09/2024 06:33:45 PM	Rushikesh Nitin Nimbalkar, Male, 1167438965273874432	



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

eRegistration Leave and License

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Property Details

Property Details: Apartment/Flat No:4, Floor No:1st, Building Name:Chaitanya krupa apartment, Block Sector:Sadashiv peth- Pune- 411030, Road:Near pune vidhyarti gruha, City:Sadashiv Peth/navi Peth , District:Pune
Property Police Station: VISHRAMBAUG

Owner Details

1.licensor/Owner - Godbole Madhav Bhaskar Age: 65 Occupation: PAN: AEUPG4238C
Current Address: Flat No:4, Floor No:1st, Building Name:Chaitnya Krupa Apartment, Block Sector:Sadashiv peth, Road:Opp pranjape shanti temple, City:Pune, District:Pune, State:Maharashtra, Pin:411030

Tenant Details

1.licencee/Tenant - Jagdale Suyash Saudagar Age: 19 Occupation: PAN: Contact No:
Current Address: , Block Sector:Solapur, Road:Ghari, City:Pangri, District:Solapur, State:Maharashtra, Pin:413404
 Nationality: India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Ghari	घारी
Location	* Solapur	सोलापूर
Pin Code	* 413404	
Village/City	* Pangri	पांगरी
District	Solapur	Solapur
State	Maharashtra	महाराष्ट्र
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof Choose File No file chosen Upload [View](#)

Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Ghari	घारी
Location	* Solapur	सोलापूर
Pin Code	* 413404	
Village/City	* Pangri	पांगरी
District	Solapur	सोलापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof Choose File No file chosen Upload [View](#)

Update

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	Shinde Aniket Anil	Friend	19

2.licencee/Tenant - Shinde Aniket Anil Age: 19 Occupation: PAN: Contact No:

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Off Kasarwadi Road	ऑफ कासारवाडी रोड
Location	* Swarajya Colony	स्वराज्य कॉलनी
Pin Code	* 413411	
Village/City	* Alipur	अलीपूर
District	Solapur	Solapur
State	Maharashtra	महाराष्ट्र
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof Choose File No file chosen Upload [View](#)

Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* Off Kasarwadi Road	ऑफ कासारवाडी रोड
Location	* Swarajya Colony	स्वराज्य कॉलनी
Pin Code	* 413411	
Village/City	* Alipur	अलीपूर
District	Solapur	सोलापूर
State	Maharashtra	महाराष्ट्र
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof Choose File No file chosen Upload [View](#)

Update

English **Marathi**

Name Family

Relation --Select--

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Co-tenant	Jagdale Suyash Saudagar	Friend	19

Age

Save Family Details

New

Previous

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MOBILE NO : 9623334455

PROPRIETOR

RUSHIKESH NIMBALKAR