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☎ 8421817657 📞 8999284747

Door Step Service

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 492.00/-	MH010160146201920E	31/12/2019
Registration Fee	Rs. 500/-	MH010160146201920E	31/12/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 05/01/2020 at Pune

Between,

1) **Name:** Mr. Iyer Venkitesan Eashwara, Age : About 57 Years, Occupation : Service, PAN : AAAPI6268G Residing at: Flat No:103, Building Name:Shree Sushant CHS, Block Sector:NR Kidland High school, Dombivali West, Road:Kopar Road, Thane, THANE, MAHARASHTRA, 421202

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. Srikant Kumar, Age : About 32 Years, Occupation : Service, PAN : CCSPK6179C, Email-id: srikantkr.kit@gmail.com Residing at: Building Name:S/O Vijay Kumar Sinha, Block Sector:Telmar, Road:Vill-Post Telmar pstelmar, Bihar, PATNA, BIHAR, 803204

2) **Name:** Miss Rani Annu, Age : About 29 Years, Occupation : Service Residing at: Block Sector:Patna, Road:West Boring Canal Road, Patna, Patna, Bihar, 800001

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

WHEREAS the Licensors are 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 01/01/2020 and ending on 30/11/2020, 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 11 Months commencing from 01/01/2020 and ending on 30/11/2020

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 17600(Seventeen Thousand Six Hundred Only) per month towards the compensation and Rs. 35000(Thirty-Five 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 Cash. Amount Rs.35000/-(Thirty-Five 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 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 .

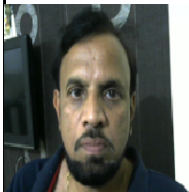



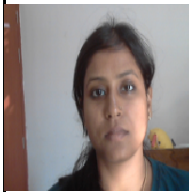
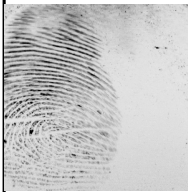
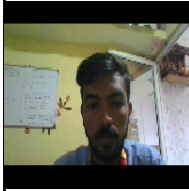



SCHEDULE I

(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. D Wing R7 - 1608, Built-up :760 Square Feet, situated on the 16 Floor of a Building known as 'Life Republic' standing on the plot of land bearing Survey Number :74, Road: Marunji Road, Location: Marunji, Pune 411057, of Village:Marunji, situated within the revenue limits of Tehsil Mulshi 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	Thumb Image	Digitally signed
<u>Licensor</u> Mr.Iyer Venkitesan Eashwara Address: Flat No:103, Building Name:Shree Sushant CHS, Block Sector:NR Kidland High school, Dombivali West, Road:Kopar Road, Thane, THANE, MAHARASHTRA, 421202			Not Available
<u>Licensees</u> Mr.Srikant Kumar Address: Building Name:S/O Vijay Kumar Sinha, Block Sector:Telmar, Road:Vill-Post Telmar postelmar, Bihar, PATNA, BIHAR, 803204			Not Available
<u>Licensees</u> Miss Rani Annu Address: Block Sector:Patna, Road:West Boring Canal Road, Patna, Patna, Bihar, 800001			Not Available
<u>Witness of execution of all executants</u> Singh Raja Address: Block Sector:Hinjawadi, Road:Wakad, Hinjawadi, Pune, Maharashtra, 411057			Not Required
<u>Witness of execution of all executants</u> Admane Amol Address: Block Sector:Hinjawadi, Road:Wakad, Hinjaawdi, Pune, Maharashtra, 411057			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 No,Photo)	
Licensors Iyer Venkitesan Eashwara	21/12/2019 07:47:48 PM	21/12/2019 07:48:51 PM	Venkitesan Eashwara Iyer, Male, XXXX XXXX 3531	
Licensees Miss Rani Annu	21/12/2019 03:59:27 PM	21/12/2019 04:00:59 PM	Annu Rani, Female, XXXX XXXX 7443	
Licensees Srikant Kumar	21/12/2019 04:01:11 PM	21/12/2019 04:03:01 PM	Srikant Kumar, Male, XXXX XXXX 9519	
Identifier for all executants Singh Raja	05/01/2020 01:17:58 PM	05/01/2020 01:18:11 PM	Raja Umesh Singh, Male, XXXX XXXX 4261	
Identifier for all executants Admane Amol	05/01/2020 01:18:44 PM	05/01/2020 01:19:11 PM	Amol Ashok Admane, Male, XXXX XXXX 3043	



453/296/2020	Registration No. :39M	7:45 PM
Receipt		
Village Name: Marunji	Receipt No.:351	Date: 06/01/2020
Document No.: MLS2/296/2020		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Iyer Venkitesan Eashwara		
	Registration Fee:	500.00
	Total:	500.00
Leave and Licenses Agreement executed by presentor and Srikant Kumar Miss Rani Annu is received for registration.		
Joint S.R. Mulshi 2		
Stamp duty of Rs. 492.00/- is paid by GRN MH010160146201920E on 31/12/2019 Registration fee of Rs. 500/- is paid by GRN MH010160146201920E on 31/12/2019		
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.		



Index -2

SroName : Joint S.R. Mulshi 2

Doc No. : 296/2020

Regn:63m

Village Name : Marunji

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.35000/-
(3) Licence Fee	Rs.17600/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:D Wing R7 - 1608, Floor No:16, Building Name:Life Republic, Block Sector:Marunji, Pune 411057, Road:Marunji Road, City:Marunji, District:Pune, Survey Number : 74, Leave and License Months:11
(5) Area	760 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Iyer Venkitesan Eashwara Age: 57 Address: Flat No:103, Building Name:Shree Sushant CHS, Block Sector:NR Kidland High school, Dombivali West, Road:Kopar Road, City:Thane, District:THANE, State:MAHARASHTRA, Pin:421202 PAN: AAAP16268G
(8) Licensee Name and Address	1) Name: Srikant Kumar Age: 32 Address: Building Name:S/O Vijay Kumar Sinha, Block Sector:Telmar, Road:Vill-Post Telmar pstelmar, City:Bihar, District:PATNA, State:BIHAR, Pin:803204 PAN: CCSPK6179C 2) Name: Miss Rani Annu Age: 29 Address: Block Sector:Patna, Road:West Boring Canal Road, City:Patna, District:Patna, State:Bihar, Pin:800001 PAN:
(9) Date of Execution	05/01/2020
(10) Date of Registration	06/01/2020
(11) Registration Number/Year	296/2020
(12) Stamp Duty	Rs.492.00/-
(13) Registration Fee	Rs.500/-
(14) Remark	-

