


397/4864/2019	Registration No. 39M	5:17 PM
Receipt		
Village Name: <b>Katraj</b>	Receipt No.: <b>4918</b>	Date: <b>20/03/2019</b>
Document No.: <b>HVL20/4864/2019</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Galkwad Tejas Rajendra</b>		
	Registration Fee:	<b>1000.00</b>
	Total:	<b>1000.00</b>
Leave and Licenses Agreement executed by presentor and Pangal Nilinkumar Mahaveer is received for registration.		
<b>Joint S.R. Haveli 20</b>		
Stamp duty of Rs. <b>311.70/-</b> is paid by GRN <b>MH013443332201819E</b> on <b>20/03/2019</b> Registration fee of Rs. <b>1000/-</b> is paid by GRN <b>MH013443332201819E</b> on <b>20/03/2019</b>		
<div style="text-align: center;">  </div>		
<b>Thumb Impression of Joint S.R. Haveli 20 :</b>		
<b>For information:-</b> The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration 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 20

Doc No. : 4864/2019

Regn 63m

## Village Name : Katraj

Leave and Licenses (36 A)

Rs 40000/-

Rs. 11000/-

Corporation: Pune, Other details: Apartment/Flat No B-302, Floor No Third Floor,  
 Building Name: Smruti Heights, Block Sector: Near Vishwa Gym, Katraj, Road Katraj  
 Kondhawa Road, City Katraj, District Pune, Survey Number: 20/1/2, Leave and  
 License Months: 11

550 Square Foot

Name: Gaikwad Tejas Rajendra Age: 30 Address: Building Name: S N 13/170a, Block  
 Sector: Sukhsagar Nagar, Road Behind Rajura Building, City Katraj, District Pune,  
 State: Maharashtra, Pin 411046 PAN: AVNPG4749C

Name: Pangel Nitinkumar Mahaveer Age: 45 Address: Building Name: Nisarg Housing  
 Society, Block Sector: Uruli Kanchan, Road Ashram Road, City Pune, District Pune,  
 State: Maharashtra, Pin: 412202 PAN:

20/03/2019

20/03/2019

4864/2019

Rs. 311.70/-

Rs. 1000/-

-

Thumb Impression of Joint S.R. Haveli 20 :

Joint S.R. Haveli 20

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 311.70/-	MH013443332201819E	20/03/2019
Registration Fee	Rs. 1000/-	MH013443332201819E	20/03/2019

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 20/03/2019 at Pune

Between,

1) **Name:** Mr. Gaikwad Tejas Rajendra, Age : About 30 Years, PAN : AVNPG4749C Residing at: Building Name: S N 13/170a, Block Sector: Sukhsagar Nagar, Road: Behind Rajura Building, Katraj, Pune, Maharashtra, 411046

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. Pangal Nitinkumar Mahaveer, Age : About 45 Years Residing at: Building Name: Nisarg Housing Society, Block Sector: Uruli Kanchan, Road: Ashram Road, Pune, Pune, Maharashtra, 412202

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee 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 Licensee herein is in need of temporary premises for Residential use has/have approached the Licensors 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 01/03/2019 and ending on 31/01/2020, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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 Licensors 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 01/03/2019 and ending on 31/01/2020





**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 11000 (Eleven Thousand Only) per month towards the compensation and Rs. 40000 (Forty 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 Cheque/NEFT/RTGS No. 000066, dated - 25/03/2019 drawn on the Licensee's Banking Account with Hdfc bank Bank, Uruli Kanchan Pune Branch. Amount Rs. 40000/- (Forty Thousand Only)

**4) Maintenance Charges:** That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, 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.



- (1) 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.
- (2) 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






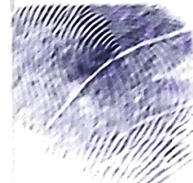


(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. B-302, Built-up :550 Square Feet, situated on the Third Floor Floor of a Building known as 'Smruti Heights' standing on the plot of land bearing Survey Number :20/1/2, Road: Katraj Kondhawa Road, Location: Near Vishwa Gym, Katraj, of Village: Katraj, 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 Image	Digitally signed
<b>Licenser</b> <b>Mr. Gaikwad Tejas Rajendra</b> <b>Address:</b> Building Name: S N 13/170a, Block Sector: Sukhsagar Nagar, Road: Behind Rajura Building, Katraj, Pune, Maharashtra, 411046			Not Available
<b>Licensee</b> <b>Mr. Pangal Nitinkumar Mahaveer</b> <b>Address:</b> Building Name: Nisarg Housing Society, Block Sector: Uruli Kanchan, Road: Ashram Road, Pune, Pune, Maharashtra, 412202			Not Available
<b>Witness of execution of all executants</b> <b>Bhalgat Mayur D</b> <b>Address:</b> Building Name: S N 16/1/27, Block Sector: Sukhsagar Nagar, Road: Waghjai Nagar, Katraj, Pune, Maharashtra, 411046			Not Required
<b>Witness of execution of all executants</b> <b>Shingavi Darshan R</b> <b>Address:</b> Building Name: S N 10/11, Block Sector: Sukhsagar Nagar, Road: Lane no.3, Dake Chowk, Katraj, Pune, Maharashtra, 411046			Not Required

### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress 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)	
<b>Licenser</b> Gaikwad Tejas Rajendra	20/03/2019 02:23:43 PM	20/03/2019 02:24:09 PM	Tejas Rajendra Gaikwad, Male, XXXX XXXX 4282	
<b>Licensee</b> Pangal Nitinkumar Mahaveer	20/03/2019 02:23:13 PM	20/03/2019 02:23:35 PM	Nitinkumar Mahaveer Pangal, Male, XXXX XXXX 8417	
<b>Identifier for all executants</b> Bhalgat Mayur D	20/03/2019 02:24:15 PM	20/03/2019 02:24:28 PM	Mayur Dilip Bhalgat, Male, XXXX XXXX 4491	
<b>Identifier for all executants</b> Shingavi Darshan R	20/03/2019 02:24:33 PM	20/03/2019 02:24:55 PM	Darshan Rasiklal Shingavi, Male, XXXX XXXX 3562	