

Village Name : **Hadapsar**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.60000/-
(3) Licence Fee	Rs.30000/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:1-12, Floor No:Ground, Building Name:Mhatma Phule Vidyaniketan, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, District:Pune, Survey Number : 311/2, Leave and License Months:60
(5) Area	1500 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mhatma phule vidyaniketan institution Through Ravindra Popat Wagh Age: 47 Address: Building Name:Sr.No.311/2-1, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028 PAN: AANPW1333K
(8) Licensee Name and Address	Name: Mali Ratan Nathu Age: 73 Address: Building Name:S.No.311/1/2, Block Sector:Dnyanprabodhin Jr. College, Road:Hadapsar, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028 PAN:
(9) Date of Execution	23/07/2024
(10) Date of Registration	26/07/2024
(11) Registration Number/Year	14503/2024
(12) Stamp Duty	Rs.4575.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 13 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4575.00/-	MH005633841202425P	23/07/2024
DHC	Rs. 300/-	0724234514058	23/07/2024
Registration Fee	Rs. 1000/-	MH005633841202425P	23/07/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 23/07/2024 at Pune

Between,

1) **Name:** Mr. Mhatma phule vidyaniketan institution Through Ravindra Popat Wagh, Age : About 47 Years, Occupation : Service, PAN : AANPW1333K Residing at: Building Name: Sr.No.311/2-1, Block Sector: Sasane Nagar, Road: Hadapsar, Hadapsar, Pune, Maharashtra, 411028

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:** Mr. Mali Ratan Nathu, Age : About 73 Years, Occupation : Service Residing at: Building Name: S.No.311/1/2, Block Sector: Dnyanprabodhin Jr. College, Road: Hadapsar, Hadapsar, Pune, Maharashtra, 411028

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 Non-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 60 Months commencing from 01/07/2024 and ending on 30/06/2029, 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 Non-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:-

Registered as Document No.14503/2024 at the Joint S.R. Haveli 13 on 26/07/2024

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- 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 60 Months commencing from 01/07/2024 and ending on 30/06/2029
- 2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 30000(Thirty Thousand Only) per month towards the compensation and Rs. 60000(Sixty 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 Cash. Amount Rs.60000/-(Sixty 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 Licensee for Non-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) Miscellaneous: The License Premises Contain 12 different flats Bearing Flat no.1 to Flat No.12. and 5000 sq.ft. open land for playground as per premises.

13) 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.






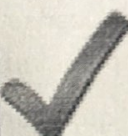

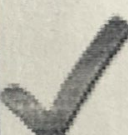
SCHEDULE I

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

All that constructed portion being Non-Residential unit bearing Apartment/Flat No. 1-12, Built-up :1500 Square Feet, situated on the Ground Floor of a Building known as 'Mhatma Phule Vidyaniketan' standing on the plot of land bearing Survey Number :311/2, Road: Hadapsar, Location: Sasane Nagar, of Village:Hadapsar, 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
Licensor Mr. <u>Mhatma phule vidyaniketan institution</u> Through Ravindra Papat Wagh Address: Building Name: Sr.No.311/2-1, Block Sector: Sasane Nagar, Road: Hadapsar, Hadapsar, Pune, Maharashtra, 411028			Not Available
Licensee Mr. <u>Mali Ratan Nathu</u> Address: Building Name: S.No.311/1/2, Block Sector: Dnyanprabodhin Jr. College, Road: Hadapsar, Hadapsar, Pune, Maharashtra, 411028			Not Available
Witness of execution of all executants <u>Kodre Jayesh Khushal</u> Address: Block Sector: Mundhava, Road: Gandhi Chowk, Mundhava, Pune, Maharashtra, 411036			Not Required
Witness of execution of all executants <u>Bhalkare Navanit Sakharam</u> Address: Block Sector: Sasane Nagar, Road: Hadapsar, Hadapsar, Pune, Maharashtra, 411028			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and License & the identifies 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)
<u>Licensor</u> Mhatma phule vidyaniketan institution Through Ravindra Popat Wagh	23/07/2024 04:27:10 PM	23/07/2024 04:28:21 PM	Ravindra Popat Wagh, Male, 1212383243112308736 
<u>Licensee</u> Mali Ratan Nathu	23/07/2024 04:30:21 PM	23/07/2024 04:34:48 PM	Ratan Nathu Mali, Male, 1265263187202695168 
<u>Identifier for all executants</u> Bhalkare Navanit Sakharam	23/07/2024 04:38:32 PM	23/07/2024 04:39:11 PM	Navanit Sakharam Bhalkare, Male, 1265264289008668672 
<u>Identifier for all executants</u> Kodre Jayesh Khushal	23/07/2024 04:40:45 PM	23/07/2024 04:41:06 PM	Jayesh Khushal Kodre, Male, 1176086772075487232 



Thumb Impression of SRO
Registered as Document No.14503/2024 at the Joint S.R. Haveli 13 on 26/07/2024


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331/14503/2024	Registration No. :39M	6:24 PM
Receipt		
Village Name: Hadapasar	Receipt No.:15543	Date: 26/07/2024
Document No.: HVL13/14503/2024		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Mhatma phule vidyaniketan institution Through Ravindra Popat Wagh		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Mali Ratan Nathu is received for registration.		
Joint S.R. Haveli 13		
Stamp duty of Rs.4575.00/- is paid by GRN MH005633841202425P on 23/07/2024 Document Handling Charges of Rs.300/- is paid by PRN 0724234514058 on 23/07/2024 Registration fee of Rs.1000/- is paid by GRN MH005633841202425P on 23/07/2024		
Thumb Impression of Joint S.R. Haveli 13 : 		
For Information:- 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.		



Joint S.R. Haveli 13


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: 24071199902518 Chan

Property Details

Property Details: Apartment/Flat No:1-12, Floor No:Ground, Building Name:Mhatma Phule Vidyaniketan, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, Dis
 Property Police Station: HADAPSAR

Owner Details

1.licensor/Owner - Mhatma phule vidyaniketan institution Through Ravindra Popat Wagh Age: 47 Occupation: Service PAN: AANPW1333K
 Current Address: , Building Name:Sr.No.311/2-1, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028

Tenant Details

1.licencee/Tenant - Mali Ratan Nathu Age: 73 Occupation: Service PAN: Contact No:
 Current Address: , Building Name:S.No.311/1/2, Block Sector:Dnyanprabodhin Jr. College, Road:Hadapsar, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028
 Nationality:

Permanent Address : Same as Current Address

	English	Marathi
Building Name	S.No.311/1/2	एस.नं.311/1/2
Flat No		
Floor No		
Road	* Hadapsar	हडपसर
Location	* Dnyanprabodhin Jr. Coll	ज्ञानप्रबोदीन जे.आर. कॉलेज
Pin Code	* 411028	
Village/City	* Hadapsar	हडपसर
District	Pune	Pune
State	Maharashtra	महाराष्ट्र
Select Police Station	HADAPSAR	
Address Proof Type	Aadhaar Card	

Previous Address: Same as Permanent Address

	English	Marathi
Building Name	S.No.311/1/2	एस.नं.311/1/2
Flat No		
Floor No		
Road	* Hadapsar	हडपसर
Location	* Dnyanprabodhin Jr. Coll	ज्ञानप्रबोदीन जे.आर. कॉलेज
Pin Code	* 411028	
Village/City	* Hadapsar	हडपसर
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	HADAPSAR	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof No file chosen

Upload Previous Address Proof No file chosen

Tenant Family Details:

English Marathi

Name

Relation

Age

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Smita	daughter	40

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