

524/16462/2021	Registration No. :39M	6:41 PM
Receipt		
Village Name: Charholi Budruk	Receipt No.:17819	Date: 16/09/2021
Document No.: HVL23/16462/2021		
Document Type : Leave and Licenses(36 A)		
Presenter Name: - SHEO PRAKASH OJHA through his P.O.A - RAMA SHANKAR DUBEY		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presenter and - RAMA SHANKAR DUBEY - VIRENDRA GULAB YADAV is received for registration.		
Joint S.R.Haveli 23		
Stamp duty of Rs. 1122.90/- is paid by GRN MH006263266202122E on 16/09/2021 Registration fee of Rs. 1000/- is paid by GRN MH006263266202122E on 16/09/2021		
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.		



Village Name : Charholi Budruk

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.50000/-
(3) Licence Fee	Rs.20000/-
(4) Property Description	Corporation: Pimpri-Chinchavad, Other details: Apartment/Flat No:D1-802,KINGSBURY, Floor No:8TH, Building Name:PRIDE WORLD CITY, Block Sector:CHARHOLI BUDRUK,PUNE-412105, Road:NEAR D Y PATIL COLLEGE, City:Charholi Budruk , District:Pune, Survey Number : 130/1, Leave and License Months:22
(5) Area	1460 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	1) Name: Mrs - MUNNI OJHA Age: 36 Address: Flat No:904 BUILDING-PLATINO C, Floor No:9TH, Building Name:LODHA SPLENDORA, Block Sector:BHAYANDAR PADA, Road:GHODBUNDER ROAD, City:THANE WEST, District:Thane, State:Maharashtra, Pin:400615 PAN: AALPO3747K through his/her P.O.A - RAMA SHANKAR DUBEY Age: 35; Address: Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, City:WAGHOLI, District:Pune, State:Maharashtra, Pin:412207 PAN: ANKPD5296J 2) Name: - SHEO PRAKASH OJHA Age: 43 Address: Flat No:904 BUILDING-PLATINO C, Floor No:9TH, Building Name:LODHA SPLENDORA, Block Sector:BHAYANDAR PADA, Road:GHODBUNDER ROAD, City:THANE WEST, District:Thane, State:Maharashtra, Pin:400615 PAN: AAIPO6638C through his/her P.O.A - RAMA SHANKAR DUBEY Age: 35; Address: Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, City:WAGHOLI, District:Pune, State:Maharashtra, Pin:412207 PAN: ANKPD5296J
(8) Licensee Name and Address	Name: - VIRENDRA GULAB YADAV Age: 38 Address: Flat No:A-303, Floor No:3RD, Building Name:SARASWATI APARTMENT, Block Sector:NEAR RAILWAY STATION, Road:VEER SAWARKAR MARG, City:ULLAS NAGAR, District:Thane, State:Maharashtra, Pin:421004 PAN: ACDPY1239J
(9) Date of Execution	16/09/2021
(10) Date of Registration	16/09/2021
(11) Registration Number/Year	16462/2021
(12) Stamp Duty	Rs.1122.90/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-



CHALLAN
MTR Form Number-6



GRN	MH006263266202122E	BARCODE		Date	16/09/2021-10:05:49	Form ID	36A
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)					
Office Name	HVL21_HAVELI 21 JOINT SUB REGISTRAR	Full Name	SHEO PRAKASH OJHA through his POA				
Location	PUNE		RAMA SHANKAR DUBEY				
Year	2021-2022 One Time	Flat/Block No.	CTS/S.NO-130/1,PRIDE WORLD CITY,FLAT				
		Premises/Building	NO-D1-802,KINGSBURY, NEAR D Y PATIL				

Account Head Details	Amount In Rs.								
0030046401 Stamp Duty	1125.00	Road/Street	COLLEGECHARHOLI BUDRUK,PUNE						
0030063301 Registration Fee	1000.00	Area/Locality	1460 SQ.FT						
		Town/City/District	CHARHOLI BUDRUK,PUNE						
		PIN		4	1	2	1	0	5
		Remarks (If Any)	SecondPartyName=VIRENDRA GULAB YADAV~						
		Amount In	Two Thousand One Hundred Twenty Five Rupees Only						
Total	2,125.00	Words							



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	00040572021091603315	IK0BHCPWQ0		
Cheque/DD No.		Bank Date	RBI Date	16/09/2021-10:24:06	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. :

9665049490

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

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	eRegistration/16462/2021	0002998784202122	16/09/2021-18:40:45	IGR564	1000.00

GRN : MH006263266202122E Amount : 2,125.00

Bank : STATE BANK OF INDIA

Date : 16/09/2021-10:05:49

2	eRegistration/16462/2021	0002998784202122	16/09/2021-18:40:45	IGR564	1125.00
Total Defacement Amount					2,125.00

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1122.90/-	MH006263266202122E	16/09/2021
Registration Fee	Rs. 1000/-	MH006263266202122E	16/09/2021

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/09/2021 at PUNE

Between,

1) **Name:** Mrs - MUNNI OJHA , Age : About 36 Years, Occupation : Housewife, PAN : AALPO3747K, Email-id: sheo.praakash@gmail.com Residing at: Flat No:904 BUILDING-PLATINO C, Floor No:9TH, Building Name:LODHA SPLENDORA, Block Sector:BHAYANDAR PADA, Road:GHODBUNDER ROAD, THANE WEST, Thane, Maharashtra, 400615

through his P.O.A. Mr. - RAMA SHANKAR DUBEY , Age : About 35 Years, Occupation : Service, PAN: ANKPD5296J, Email-id: ramashankar.dubey@gmail.com Residing at: Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, WAGHOLI, Pune, Maharashtra, 412207

2) **Name:** Mr. - SHEO PRAKASH OJHA , Age : About 43 Years, Occupation : Service, PAN : AAIPO6638C Residing at: Flat No:904 BUILDING-PLATINO C, Floor No:9TH, Building Name:LODHA SPLENDORA, Block Sector:BHAYANDAR PADA, Road:GHODBUNDER ROAD, THANE WEST, Thane, Maharashtra, 400615

through his P.O.A. Mr. - RAMA SHANKAR DUBEY , Age : About 35 Years, Occupation : Service, PAN: ANKPD5296J Residing at: Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, WAGHOLI, Pune, Maharashtra, 412207

HEREINAFTER called 'the Licensors (which expression shall mean and include the Licensors above named and also their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. - VIRENDRA GULAB YADAV , Age : About 38 Years, Occupation : Service, PAN : ACDPY1239J Residing at: Flat No:A-303, Floor No:3RD, Building Name:SARASWATI APARTMENT, Block Sector:NEAR RAILWAY STATION, Road:VEER SAWARKAR MARG, ULLAS NAGAR, Thane, Maharashtra, 421004

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee 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 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 22 Months commencing from 15/09/2021 and ending on 14/07/2023, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has 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 22 Months commencing from 15/09/2021 and ending on 14/07/2023

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 20000(Twenty Thousand Only) per month towards the compensation and Rs. 50000(Fifty 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.50000/- (Fifty 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 Licensors.

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 Licensors 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 Licensors.



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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by 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 Licensors 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 Licensors 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 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 Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

12) Furniture and Appliances: The said premises is having the Furniture and Appliances mentioned in the Schedule II. The licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition and damage, if any, caused to the said Furniture and Appliances, the same shall be repaired by the Licensee/s at its own cost subject to normal wear and tear

13) Miscellaneous: 1. LIST OF FIXTURE-CURTAINS RODS-05NOS, WASHROOM MIRROR - 03NOS, TOWEL HANGER -3NOS, CLOTH HANGER-3NOS.WATER CARD-3, KEYS-5NOS,MODULAR KITCHEN SET,2. IF LICENSOR WANTS THE SAID RENTAL PREMISES FOR HIS PERSONAL USE THAN THE LICENSOR GIVES A ONE MONTH WRITTEN NOTICE TO VACATE THE RENTAL PREMISES TO THE LICENSEE AND LICENSEE AGREED FOR THE SAME WITHOUT ANY COURSE OF COURT OF LAW. 3. THE LICENSOR SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY THEFT, LOSS AND DAMAGE OR DESTRUCTION OF ANY PROPERTY OF THE LICENSEE OR OF ANY OTHER PERSON LYING IN THE SAID PREMISES NOR FOR ANY BODILY INJURY OR HARM TO ANY PERSON IN THE PREMISES FROM ANY CAUSE WHATSOEVER. 4. IF LICENSEE UNABLE TO PAY RENT FOR CONSECUTIVE TWO MONTHS THIS AGREEMENT WOULD TREATED AS CANCELLED AND PENDING RENT AND OTHER DUES WOULD BE DEDUCTED FROM THE DEPOSIT AMOUNT. 5. IN CASE OF RENEWAL OF THE SAID AGREEMENT FOR FURTHER ELEVEN MONTHS THAN THE TEN PERCENT RENTS IS INCREASE FOR NEXT ELEVEN MONTHS.



14) 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. D1-802,KINGSBURY, Built-up :1460 Square Feet, situated on the 8TH Floor of a Building known as 'PRIDE WORLD CITY' standing on the plot of land bearing Survey Number :130/1,Road: NEAR D Y PATIL COLLEGE, Location: CHARHOLI BUDRUK,PUNE-412105, of Village:Charholi budruk ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavad Municipal Corporation.







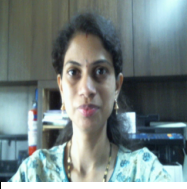



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	06
2	Tube light	06
3	Bulb	07
4	Electric Geezer	02
5	GAS STOVE WITH CHMINY, VIDEO DOOR BELL,	01







Name & Address	Photo	Thumb Image	Digitally signed
<p>Licensors Mrs - MUNNI OJHA , through his P.O.A Mr. - RAMA SHANKAR DUBEY Address:Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, WAGHOLI, Pune, Maharashtra, 412207</p>			Not Available
<p>Licensors Mr. - SHEO PRAKASH OJHA through his P.O.A Mr. - RAMA SHANKAR DUBEY Address:Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, WAGHOLI, Pune, Maharashtra, 412207</p>			Not Available
<p>Licensee Mr.- VIRENDRA GULAB YADAV Address:Flat No:A-303, Floor No:3RD, Building Name:SARASWATI APARTMENT, Block Sector:NEAR RAILWAY STATION, Road:VEER SAWARKAR MARG, ULLAS NAGAR, Thane, Maharashtra, 421004</p>			Not Available
<p>Witness of execution of all executants - REVA ROSHAN AMBRE Address: Block Sector:NEAR JAKAT NAKA, Road:PORWAL ROAD, LOHEGOAN, Pune, Maharashtra, 411047</p>			Not Required
<p>Witness of execution of all executants - SATYENDRA KUMAR CHAURASIYA Address: Block Sector:BHAIRAV NAGAR, Road:DHANORI, -, Pune, Maharashtra, 411015</p>			Not Required

Admission Of Execution / Identification



The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers 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)
Licensee - VIRENDRA GULAB YADAV	14/09/2021 03:54:39 PM	14/09/2021 03:55:06 PM	Virendra Gulab Yadav, Male, XXXX XXXX 0720 
licensor Mrs - MUNNI OJHA through her P.O.A. - RAMA SHANKAR DUBEY	15/09/2021 07:37:56 PM	15/09/2021 07:38:22 PM	Rama Shankar Dubey, Male, XXXX XXXX 2941 
licensor - SHEO PRAKASH OJHA through his P.O.A. - RAMA SHANKAR DUBEY	15/09/2021 07:38:30 PM	15/09/2021 07:39:00 PM	Rama Shankar Dubey, Male, XXXX XXXX 2941 
identifier for all executants - REVA ROSHAN AMBRE	16/09/2021 10:11:14 AM	16/09/2021 10:11:28 AM	Reva Roshan Ambre, Female, XXXX XXXX 0362 
identifier for all executants - SATYENDRA KUMAR CHAURASIYA	16/09/2021 11:11:33 AM	16/09/2021 11:19:14 AM	Satyendra Kumar Chaurasiya, Male, XXXX XXXX 7366 





eRegistration Leave and License

[Home](#) [Property Details](#) [Party Details](#) [Rent & Other Terms](#)
Token No: 21090399902348 [Char](#)

Property Details

Property Details: Apartment/Flat No:D1-802,KINGSBURY, Floor No:8TH, Building Name:PRIDE WORLD CITY, Block Sector:CHARHOLI BUDRUK,PUNE-412105, Road:NEAR C Budruk , District:Pune
Property Police Station: DIGHI POLICE STATION

Owner Details

1.Power of Attorney Holder (licensor/Owner) - Mrs - MUNNI OJHA through her P.O.A. - RAMA SHANKAR DUBEY Age: 35 Occupation: Hous
Current Address: Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, City:WAGHOLI, District:Pune, St
2.Power of Attorney Holder (licensor/Owner) - - SHEO PRAKASH OJHA through his P.O.A. - RAMA SHANKAR DUBEY Age: 35 Occupation: S
Current Address: Flat No:C-1201, Floor No:12TH, Building Name:MARVEL FRIA, Block Sector:NEAR KAMAL BAUG, Road:WAGHOLI ROAD, City:WAGHOLI, District:Pune, St

Tenant Details

1.licencee/Tenant - - VIRENDRA GULAB YADAV Age: 38 Occupation: Service PAN: ACDPY1239J
Current Address: Flat No:A-303, Floor No:3RD, Building Name:SARASWATI APARTMENT, Block Sector:NEAR RAILWAY STATION, Road:VEER SAWARKAR MARG, City:ULLAS State:Maharashtra, Pin:421004
Nationality:

Permanent Address : Same as Current Address

	English	Marathi
Building Name	SARASWATI APARTME	सरस्वती अपार्टमेंट
Flat No	A-303	ए-303
Floor No	3RD	3RD
Road	* VEER SAWARKAR MA	वीर सावरकर मार्ग
Location	* NEAR RAILWAY STATI	रेल्वे स्टेशनच्या जवळ
Pin Code	* 421004	
Village/City	* ULLAS NAGAR	उल्हास नागर
District	Thane	Thane
State	Maharashtra	महाराष्ट्र
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof

 No file chosen

 [View](#)
Previous Address: Same as Permanent Address

	English	Marathi
Building Name	SARASWATI APARTME	सरस्वती अपार्टमेंट
Flat No	A-303	ए-303
Floor No	3RD	3RD
Road	* VEER SAWARKAR MA	वीर सावरकर मार्ग
Location	* NEAR RAILWAY STATI	रेल्वे स्टेशनच्या जवळ
Pin Code	* 421004	
Village/City	* ULLAS NAGAR	उल्हास नागर
District	Thane	ठाणे
State	Maharashtra	महाराष्ट्र
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof

 No file chosen

 [View](#)

Tenant Family Details:

	English	Marathi
Name	* <input type="text" value="Family"/>	<input type="text"/>
Relation	* --Select--	
Age	<input type="text"/>	

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Pallavi Yadav	wife	28

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