

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 730.00/-	MH013760764202526P	19/12/2025
DHC	Rs. 300/-	1225199700715	19/12/2025
Registration Fee	Rs. 1000.00/-	MH013760764202526P	19/12/2025

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 19/12/2025 at kharadi

Between,

1) **Name:** Mr. Vishwakarma Ramchandra Jairaj Nirahu, Age : About 65 Years, Occupation : Business, PAN : AHOPN5957C Residing at: Block Sector:SINDHU NAGAR CURTI PONDA, Road:H NO 21/A SIDDHI NEAR DADA VAIDYA SCHOOL, NORTH GOA, North goa, Goa, 403401

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. Rallabhandi Hari Shankar, Age : About 43 Years, Occupation : Service, PAN : AYVPR7340H Residing at: Block Sector:GODUGUPET, Road:4/370, MACHILIPATNAM, Krishna, Andhra pradesh, 521001

2) **Name:** Mrs Rallabhandi Ranjitha, Age : About 38 Years, Occupation : Service, PAN : BBBPR3265F Residing at: Block Sector:GODUGUPET, Road:4/370, MACHILIPATNAM, Krishna, Andhra pradesh, 521001

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Licensor 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 01/12/2025 and ending on 31/10/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor 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 01/12/2025 and ending on 31/10/2026

**2) License Fee & Deposit:** That the Licensees shall pay to the Licensor License fee at the rate of Rs. 26000(Twenty-Six 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 Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 0607146895, dated – 19/02/2023, drawn on the Licensee's Banking Account with Icici banking corp.ltd Bank, Shivajinagar Branch. Amount Rs.60000/-(Sixty Thousand Only)

**4) Maintenance Charges:** That the all outgoing 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 Licensor 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 Licensor 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 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 Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

**12) Miscellaneous:** Flat having new brand painting with all the plumbing and electrical work done in new condition. Kitchen trolley is there 30 Days of rent amt is applicable as renewal charges to conscon properties at the time of new agreement.

**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 and Licensor equally .

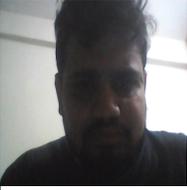
### SCHEDULE I

(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. B204, Built-up :950 Square Feet, situated on the 2 Floor of a Building known as 'UTTAM PLAZA SOCIETY' standing on the plot of land bearing Survey Number :43,Road: NEAR KHARADI BYPASS, Location: pune411014, of Village:Kharadi (pune mahapalikemadhye samavishta) ,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
<b>Licensor</b> Mr. Vishwakarma Ramchandra Jairaj Nirahu <b>Address:</b> Block Sector: SINDHU NAGAR CURTI PONDA, Road: H NO 21/A SIDDHI NEAR DADA VAIDYA SCHOOL, NORTH GOA, North goa, Goa, 403401			Not Available
<b>Licensees</b> Mr. Rallabhandi Hari Shankar <b>Address:</b> Block Sector: GODUGUPET, Road: 4/370, MACHILIPATNAM, Krishna, Andhra Pradesh, 521001			Not Available
<b>Licensees</b> Mrs Rallabhandi Ranjitha <b>Address:</b> Block Sector: GODUGUPET, Road: 4/370, MACHILIPATNAM, Krishna, Andhra Pradesh, 521001			Not Available
<b>Witness of execution of all executants</b> Sunny Shekhar <b>Address:</b> Block Sector: kharadi, Road: kharadi, Kharadi, Pune, Maharashtra, 411014			Not Required
<b>Witness of execution of all executants</b> Fani Issar <b>Address:</b> Block Sector: kharadi, Road: kharadi, Kharadi, Pune, Maharashtra, 411014			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 acquainted 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)	
<b>Licensors</b> Vishwakarma Ramchandra Jairaj Nirahu	19/12/2025 12:32:13 PM	19/12/2025 12:33:39 PM	Ramchandra Jairaj Nirahu Vishwakarma, Male, 1329356565997244416	
<b>Licensees</b> Rallabhandi Hari Shankar	19/12/2025 10:42:38 AM	19/12/2025 10:43:14 AM	Rallabhandi Hari Shankar, Male, 1329088083611115520	
<b>Licensees</b> Mrs Rallabhandi Ranjitha	19/12/2025 10:41:42 AM	19/12/2025 10:42:17 AM	Rallabhandi Ranjitha, Female, 1329089304258437120	
<b>Identifier for all executants</b> Fani Issar	19/12/2025 09:12:49 PM	19/12/2025 09:13:15 PM	Fanishwarnath Vishrut Isser, Male, 1176583612273348608	
<b>Identifier for all executants</b> Sunny Shekhar	19/12/2025 09:16:49 PM	19/12/2025 09:17:21 PM	Sunny Shekhar Issar, Male, 1171264899315748864	



**Village Name : Kharadi (pune Mahapalikemadhye Samavishta)**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.60000/-
(3) Licence Fee	Rs.26000/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:B204, Floor No:2, Building Name:UTTAM PLAZA SOCIETY, Block Sector:pune411014, Road:NEAR KHARADI BYPASS, City:Kharadi (pune Mahapalikemadhye Samavishta) , District:Pune, Survey Number : 43, Leave and License Months:11
(5) Area	950 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Vishwakarma Ramchandra Jairaj Nirahu Age: 65 Address: Block Sector:SINDHU NAGAR CURTI PONDA, Road:H NO 21/A SIDDHI NEAR DADA VAIDYA SCHOOL, City:NORTH GOA, District:North goa, State:Goa, Pin:403401 PAN: AHOPN5957C
(8) Licensee Name and Address	1) Name: Rallabhandi Hari Shankar Age: 43 Address: Block Sector:GODUGUPET, Road:4/370, City:MACHILIPATNAM, District:Krishna, State:Andhra pradesh, Pin:521001 PAN: AYVPR7340H 2) Name: Mrs Rallabhandi Ranjitha Age: 38 Address: Block Sector:GODUGUPET, Road:4/370, City:MACHILIPATNAM, District:Krishna, State:Andhra pradesh, Pin:521001 PAN: BBBPR3265F
(9) Date of Execution	19/12/2025
(10) Date of Registration	23/12/2025
(11) Registration Number/Year	30440/2025
(12) Stamp Duty	Rs.730.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 15 :

333/30440/2025	Registration No. :39M	3:28 PM
Receipt		
Village Name: <b>Kharadi (pune Mahapalikemadhye Samavishta)</b>	Receipt No.:32196	Date: 23/12/2025
Document No.: <b>HVL15/30440/2025</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Vishwakarma Ramchandra Jairaj Nirahu</b>		
	Registration Fee:	<b>1000.00</b>
	Document Handling:	<b>300.00</b>
	Total:	<b>1300.00</b>
Leave and Licenses Agreement executed by presentor and Rallabhandi Hari Shankar Mrs Rallabhandi Ranjitha is received for registration.		
<b>Joint S.R. Haveli 15</b>		
Stamp duty of Rs. <b>730.00/-</b> is paid by GRN <b>MH013760764202526P</b> on <b>19/12/2025</b> Document Handling Charges of Rs. <b>300/-</b> is paid by PRN <b>1225199700715</b> on <b>19/12/2025</b> Registration fee of Rs. <b>1000.00/-</b> is paid by GRN <b>MH013760764202526P</b> on <b>19/12/2025</b>		
Thumb Impression of <u>Joint S.R. Haveli 15</u> :		





### Property Details

**Property Details:** Apartment/Flat No:B204, Floor No:2, Building Name:UTTAM PLAZA SOCIETY, Block Sector:pune411014, Road:NEAR KHARADI BYPASS, City:Kharadi (pune), District:Pune

**Property Police Station:** CHANDANNAGAR POLICE STATION

### Owner Details

**1.licensor/Owner - Vishwakarma Ramchandra Jairaj Nirahu**

**Age:** 65

**Occupation:** Business

**PAN:** AHOPN5957C

**Current Address:** , Block Sector:SINDHU NAGAR CURTI PONDA, Road:H NO 21/A SIDDHI NEAR DADA VAIDYA SCHOOL, City:NORTH GOA, District:North goa, State:Goa, Pin:

### Tenant Details

**1.licencee/Tenant - Rallabhandi**

**Hari Shankar**

**Age:** 43

**Occupation:** Service

**PAN:** AYVPR7340H

**Contact No:**

**Current Address:** , Block Sector:GODUGUPET, Road:4/370, City:MACHILIPATNAM, District:Krishna, State:Andhra pradesh, Pin:521001

**Nationality:** India

**Permanent Address :**  Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* 4/370	4/370
Location	* GODUGUPET	गोडुगुपेट
Pin Code	* 521001	
Village/City	* MACHILIPATNAM	मचिलीपट्नम
District	Krishna	Krishna
State	Andhra pradesh	Andhra pradesh
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		
Flat No		
Floor No		
Road	* 4/370	4/370
Location	* GODUGUPET	गोडुगुपेट
Pin Code	* 521001	
Village/City	* MACHILIPATNAM	मचिलीपट्नम
District	Krishna	KRISHNA
State	Andhra pradesh	Andhra pradesh
Select Police Station	--Select--	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof

No file chosen

[View](#)

### Tenant Family Details:

	English	Marathi
Name	* <span>Family</span>	
Relation	* --Select--	
Age		

Select	Delete	Sr.No	Family Type	Name	Relation	Age
<a href="#">Select</a>	<a href="#">Delete</a>	1	Family	rallabhandi Ranjitha	wife	38

**2.licencee/Tenant - Mrs Rallabhandi**

**Ranjitha**

**Age:** 38

**Occupation:** Service

**PAN:** BBBPR3265F

**Contact No:**

**Current Address:** , Block Sector:GODUGUPET, Road:4/370, City:MACHILIPATNAM, District:Krishna, State:Andhra pradesh, Pin:521001

**Nationality:** India

**Permanent Address :**  Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* 4/370	4/370
Location	* GODUGUPET	गोडुगुपेट
Pin Code	* 521001	
Village/City	* MACHILIPATNAM	मचिलीपट्नम
District	Krishna	Krishna
State	Andhra pradesh	Andhra pradesh
Select Police Station	--Select--	

**Previous Address:**  Same as Permanent Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* 4/370	4/370
Location	* GODUGUPET	गोडुगुपेट
Pin Code	* 521001	
Village/City	* MACHILIPATNAM	मचिलीपट्नम
District	Krishna	KRISHNA
State	Andhra pradesh	Andhra pradesh
Select Police Station	--Select--	

Address Proof Type Aadhaar Card

Address Proof Type Aadhaar Card

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

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

Update

Tenant Family Details:

	<b>English</b>	<b>Marathi</b>	
Name *	<span>Family</span>	<input type="text"/>	
Relation *	<span>--Select--</span>	<input type="text"/>	
Age	<input type="text"/>	<input type="text"/>	
	<span>Save Family Details</span>	<span>New</span>	

Select	Delete	Sr.No	Family Type	Name	Relation	Age
<a href="#">Select</a>	<a href="#">Delete</a>	1	Family	Rallabhandi Hari Shankar	husband	43

Previous

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