

23/07/2024

## Index -2

SroName : Joint S.R. Haveli 16

Doc No. : 16123/2024

Regn:63m

### 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: Land+Building/Shed No:1-14, Floor No:1 To 5, Building Name:dnyanprabodhini Madhyamik And Kanisht Mahavidyalay, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, District:Pune, Survey Number : 771, Leave and License Months:60
(5) Area	1200 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Dnyanprabodhini madhyamik and kanisht mahavidyalay Through ravindra popat wagh Age: 47 Address: Building Name:Sr.no.311/2, 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:Sr.No.311/1/2, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028 PAN:
(9) Date of Execution	23/07/2024
(10) Date of Registration	23/07/2024
(11) Registration Number/Year	16123/2024
(12) Stamp Duty	Rs.4575.00/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 16 :



Joint S.R. Haveli 16

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 4575.00/-	MH005640196202425P	23/07/2024
DHC	Rs. 300/-	0724236915811	23/07/2024
Registration Fee	Rs. 1000/-	MH005640196202425P	23/07/2024

## LEAVE AND LICENSE AGREEMENT

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

Between,

1) **Name:** Mr.Dnyanprabodhini madhyamik and kanisht mahavidyalay Through ravindra popat wagh, Age : About 47 Years, Occupation : Service, PAN : AANPW1333K Residing at: Building Name:Sr.no.311/2, 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

2) **Name:** Mr.Mali Ratan Nathu, Age : About 73 Years, Occupation : Service Residing at: Building Name:Sr.No.311/1/2, Block Sector:Sasane Nagar, 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:-





**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 differnt rooms Bearing Room No.1 To Room No.14 And 8500 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






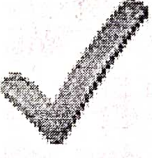


(Being the correct description of premise Land+Building/Shed which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Land+Building/Shed No. 1-14, Built-up :1200 Square Feet, situated on the 1 To 5 Floor of a Building known as 'dnyanprabodhini Madhyamik And Kanisht Mahavidyalay' standing on the plot of land bearing Survey Number :771, Road: Hadapsar, Location: Sasane Nagar, of Village: Hadapasar, 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><u>Licensor</u></b> <u>Mr.Dnyanprabodhini madhyamik and kanisht mahavidyalay Through ravindra popat wagh</u> <b>Address:</b> Building Name:Sr.no.311/2, Block Sector:Sasane Nagar, Road:Hadapsar, Hadapsar, Pune, Maharashtra, 411028			Not Available
<b><u>Licensee</u></b> <u>Mr.Mali Ratan Nathu</u> <b>Address:</b> Building Name:Sr.No.311/1/2, Block Sector:Sasane Nagar, Road:Hadapsar, Hadapsar, Pune, Maharashtra, 411028			Not Available
<b><u>Witness of execution of all executants</u></b> <u>Kodre Jayesh</u> <b>Address:</b> Block Sector:Mundhava, Road:Gandhi Chowk, Mundhava, Pune, Maharashtra, 411036			Not Required
<b><u>Witness of execution of all executants</u></b> <u>Mali Satish</u> <b>Address:</b> Block Sector:Methi, Road:Dhule, Methi, Dhule, Maharashtra, 425408			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/Ref No,Photo)	
<b>Licensor</b> Dnyanprabodhin i madhyamik and kanisht mahavidyalay Through ravindra popat wagh	23/07/2024 05:18:55 PM	23/07/2024 05:19:17 PM	Ravindra Popat Wagh, Male, 1212383243112308736	
<b>Licensee</b> Mali Ratan Nathu	23/07/2024 05:20:43 PM	23/07/2024 05:21:07 PM	Ratan Nathu Mali, Male, 1265263187202695168	
<b>Identifier for all executants</b> Mali Satish	23/07/2024 05:25:01 PM	23/07/2024 05:25:30 PM	Satish Pitambar Mali, Male, 1265275948154511360	
<b>Identifier for all executants</b> Kodre Jayesh	23/07/2024 05:27:24 PM	23/07/2024 05:27:43 PM	Jayesh Khushal Kodre, Male, 1176086772075487232	





334/16123/2024	Registration No. :39M	5:35 PM
<b>Receipt</b>		
Village Name: <b>Hadapasar</b>	Receipt No.:17075	Date: 23/07/2024
Document No.: <b>HVL16/16123/2024</b>		
Document Type : <b>Leave and Licenses(36 A)</b>		
Presentor Name: <b>Dnyanprabodhini madhyamik and kanisht mahavidyalay Through ravindra popat wagh</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 Mali Ratan Nathu is received for registration.		
<b>Joint S.R. Haveli 16</b>		
Stamp duty of Rs.4575.00/- is paid by GRN MH005640196202425P on 23/07/2024 Document Handling Charges of Rs.300/- is paid by PRN 0724236915811 on 23/07/2024 Registration fee of Rs.1000/- is paid by GRN MH005640196202425P on 23/07/2024		
Thumb Impression of Joint S.R. Haveli 16 : 		
<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.		



Joint S.R. Haveli 16





## Department of Registration &amp; Stamps

Government of Maharashtra

नोंदणी व मुद्रांक विभाग

महाराष्ट्र शासन

## eRegistration Leave and License

[Home](#) [Property Details](#) [Party Details](#) [Rent & Other Terms](#)

Token No: 24072399902986 Chan

## Property Details

**Property Details:** Land+Building/Shed No:1-14, Floor No:1 To 5, Building Name:dnyanprabodhini Madhyamik And Kanisht Mahavidyalay, Block Sector:Sasane Nagar, Road: District:Pune  
**Property Police Station:** HADAPSAR

## Owner Details

1.licensor/Owner - Dnyanprabodhini madhyamik and kanisht mahavidyalay Through ravindra popat wagh Age: 47 Occupation: Service PAN: AANPW1  
**Current Address:** , Building Name:Sr.no.311/2, 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:Sr.No. 311/1/2, Block Sector:Sasane Nagar, Road:Hadapsar, City:Hadapsar, District:Pune, State:Maharashtra, Pin:411028  
**Nationality:** India

Permanent Address : ☒ Same as Current Address

	English	Marathi
Building Name	Sr.No.311/1/2	श्र.नं.311/1/2
Flat No		
Floor No		
Road	* Hadapsar	हडपसर
Location	* Sasane Nagar	सासणे नागर
Pin Code	* 411028	
Village/City	* Hadapsar	हडपसर
District	Pune	पुणे
State	Maharashtra	महाराष्ट्र
Select Police Station	HADAPSAR	
Address Proof Type	Aadhaar Card	

Previous Address: ☒ Same as Permanent Address

	English	Marathi
Building Name	Sr.No.311/1/2	श्र.नं.311/1/2
Flat No		
Floor No		
Road	* Hadapsar	हडपसर
Location	* Sasane Nagar	सासणे नागर
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

Choose File No file chosen

Upload View

File Uploaded Successfully.

Upload Previous Address Proof

Choose File No file chosen

Upload View

File Uploaded Successfully.

Update

Save successfully.

## Tenant Family Details:

	English	Marathi
Name	Family	
Relation	--Select--	
Age		

Save Family Details

New

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

Previous

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