




GRN	MH002732241201920E	BARCODE				Date	15/06/2019-17:20:11			Form ID	36A					
Department					Inspector General Of Registration		Payer Details									
Type of Payment					Stamp Duty		Registration Fee		TAX ID (If Any)							
							PAN No.(If Applicable)									
Office Name					HVL9_HAVELI 9 JOINT SUB REGISTRAR		Full Name		Mrs Sae Sameer Atre							
Location					PUNE											
Year					2019-2020 One Time		Flat/Block No.		Kul Ecoloch One Society 4 Tower T-8, Flat No.							
							Premises/Building		D-203							
Account Head Details					Amount In Rs.											
0030046401 Stamp Duty					370.00		Road/Street		Main Road							
0030063301 Registration Fee					500.00		Area/Locality		Mhalunge							
							Town/City/District									
							PIN				4	1	1	0	4	5
							Remarks (If Any)									
							SecondPartyName=Mr Tejraj Sharma~									
							Amount In		Eight Hundred Seventy Rupees Only							
Total					870.00		Words									
Payment Details					IDBI BANK		FOR USE IN RECEIVING BANK									
Cheque-DD Details							Bank CIN		Ref. No.		69103332019061515504			219408128		
Cheque/DD No.						Bank Date		RBI Date		15/06/2019-17:20:45			Not Verified with RBI			
Name of Bank						Bank-Branch			IDBI BANK							
Name of Branch						Scroll No. , Date			Not Verified with Scroll							

Department ID : Mobile No. : 8087540813
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Village Name : Mahalunge

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.30000/-
- (3) Licence Fee Rs.12000/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:D-203, Floor No:Second, Building Name:Kul Ecoloch One Society 4 Tower T-8, Block Sector:Mhalunge, Road:Main Road, City:Mahalunge, District:Pune, Parking:90 Square Feet, Survey Number : 40(2/1)2 & Others, Leave and License Months:12
- (5) Area 70.30 Square Meter
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Mrs Sae Sameer Atre Age: 47 Address: Flat No:401, Building Name:Sushil Apartment, Block Sector:Opp. Wadeshwar Restaurant, Road:Law College Road, City:Erandwane, District:Pune, State:Maharashtra, Pin:411004 PAN: AUQPA8868A
- (8) Licensee Name and Address Name: Tejraj Sharma Age: 30 Address: Flat No: / H. No. 13, Block Sector:Sonaighuli, Road:q, City:Guwahati, District:Kamrup, State:Assam, Pin:781034 PAN:
- (9) Date of Execution 15/06/2019
- (10) Date of Registration 17/06/2019
- (11) Registration Number/Year 9747/2019
- (12) Stamp Duty Rs.367.50/-
- (13) Registration Fee Rs.500/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 19 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 370/-	MH002732241201920E	15/06/2019
Registration Fee	Rs. 500/-	MH002732241201920E	15/06/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 15/06/2019 at Pune

Between,

1) **Name:** Mrs Sae Sameer Atre, Age : About 47 Years, Occupation : Housewife, PAN : AUQPA8868A, Email-id: samatre@hotmail.com Residing at: Flat No:401, Building Name:Sushil Apartment, Block Sector:Opp. Wadeshwar Restaurant, Road:Law College Road, Erandwane, Pune, Maharashtra, 411004

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

AND

1) **Name:** Mr.Tejraj Sharma , Age : About 30 Years, Occupation : Service, Email-id: kush.tejraj@gmail.com Residing at: Flat No: / H. No. 13, Block Sector:Sonaighuli, Road:q, Guwahati, Kamrup, Assam, 781034

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licenser 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 Licenser with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 12 Months commencing from 01/07/2019 and ending on 30/06/2020, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser 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 Licenser 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 12 Months commencing from 01/07/2019 and ending on 30/06/2020



2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 12000(Twelve Thousand Only) per month towards the compensation and Rs. 30000(Thirty 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 Transaction Reference No. 916615794713, dated – 15/06/2019, drawn on the Licensee's Banking Account with Axis bank Ltd Bank, Baner, pune Branch. Amount Rs.30000/- (Thirty 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 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 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) Miscellaneous: PT 1. The licensor shall refund the interest free security deposit to the licensee after the expiry of the period of license and/or at the time of vacating the said premises peacefully after making adjustments of dues, if any and towards damages to the said premises, furniture, all types of fixtures, fittings, internal walls, colour of walls, flooring and wall tiles, sanitary wares, etc. The reasonable cost of the recovery will be decided by the licensor and the licensee will not have objection for the same. PT 2. All notices shall be in writing and in English language. Any notice to the Licensors shall be deemed sufficiently given if delivered in person or sent by RPAD. OR by email to their address as mentioned hereinabove, which shall be effectual notwithstanding any change of address, not notified to the Licensors in writing. If there are more than one licensee, then notice served to any one of them shall be deemed sufficiently as notice served for all legal purposes.

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 Licensors equally .

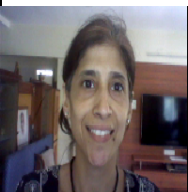



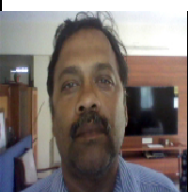

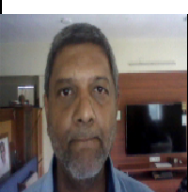

SCHEDULE I

(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. D-203, Built-up :70.30 Square Meter, Parking:90 Square Foot situated on the Second Floor of a Building known as 'Kul Ecoloch One Society 4 Tower T-8' standing on the plot of land bearing Survey Number :40(2/1)2 & Others, Road: Main Road, Location: Mhalunge, of Village: Mahalunge, situated within the revenue limits of Tehsil Haveli and Dist Pune

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
<u>Licensor</u> Mrs Sae Sameer Atre Address: Flat No:401, Building Name:Sushil Apartment, Block Sector:Opp. Wadeshwar Restaurant, Road:Law College Road, Erandwane, Pune, Maharashtra, 411004			Not Available
<u>Licensee</u> Mr. Tejraj Sharma Address: Flat No: / H. No. 13, Block Sector:Sonaighuli, Road:q, Guwahati, Kamrup, Assam, 781034			Not Available
<u>Witness of execution of all executants</u> Chaitanya Vidyadhar Bhide Address: Flat No:A-6, Building Name:Amalendu Apartment, Block Sector:Model Colony, Road:Lakaki Road, Shivaji Nagar, Pune, Maharashtra, 411016			Not Required
<u>Witness of execution of all executants</u> Deepak Shriram Joshi Address: Flat No: / H. No. 687, Block Sector:Budhwar Peth, Road:Near Prabhat Theater, Pune, Pune, Maharashtra, 411002			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiaries 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)	
Licensor Mrs Sae Sameer Atre	15/06/2019 03:44:32 PM	15/06/2019 03:45:01 PM	Sae Sameer Atre, Female, XXXX XXXX 1295	
Licensee Tejraj Sharma	15/06/2019 03:29:50 PM	15/06/2019 03:30:26 PM	Tejraj Sharma, Male, XXXX XXXX 4018	
Identifier for all executants Chaitanya Vidyadhar Bhide	15/06/2019 03:27:53 PM	15/06/2019 03:28:18 PM	Chaitanya Vidyadhar Bhide, Male, XXXX XXXX 5316	
Identifier for all executants Deepak Shriram Joshi	15/06/2019 03:30:42 PM	15/06/2019 03:31:24 PM	Deepak Shriram Joshi, Male, XXXX XXXX 6666	