

LEAVE AND LICENSE AGREEMENT

Between – Licensor

Manoj Mohan Mishra

& - Licensee

Anjali Ramchandra Nikam

Period of License

From 21/09/2024 and ending on 20/09/2027

Registered Vide

21795/2024 at the Joint S.R. Haveli 16 on 08/10/2024

Authenticity of registered document can be checked by sending an SMS in the

Following format to 9766899899 (Service by Registration Department)

IGRDOC<space>HVL16/21795/2024

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E Suvidha Kendra

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Common Service Centre



CSC ID : 367162730016


Digital Services Available Here



Contact : 8767485474

Email : esuidhapune@gmail.com

Snehal Prafulla Shirude

334/21795/2024	Registration No. :39M	4:15 PM
Receipt		
Village Name: Bavadhan Budruk	Receipt No.:23067	Date: 08/10/2024
Document No.: HVL16/21795/2024		
Document Type : Leave and Licenses(36 A)		
Presenter Name: Manoj Mohan Mishra		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presenter and Mrs Anjali Ramchandra Nikam is received for registration.		
Joint S.R. Haveli 16		
Stamp duty of Rs. 3040.00/- is paid by GRN MH008985243202425E on 30/09/2024 Document Handling Charges of Rs. 300/- is paid by PRN 0924305400656 on 30/09/2024 Registration fee of Rs. 1000.00/- is paid by GRN MH008985243202425E on 30/09/2024		
Thumb Impression of Joint S.R. Haveli 16 : 		
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.		



Index -2**Village Name : Bavadhan Budruk**

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.75000/-
(3) Licence Fee	a) Rs. <u>31500/-</u> per month for the first <u>12</u> months, b) Rs. <u>33075/-</u> per month for the next <u>12</u> months, c) Rs. <u>34729/-</u> per month for the next <u>12</u> months.
(4) Property Description	Corporation: Pune, Other details: Shop No:8,Ground + Mezzanine, Floor No:Behind Maratha Mandir, Building Name:Ballard Icon, S. No. 22, Block Sector:Bavdhan, Pune 411021, Road:Bavdhan, City:Bavadhan Budruk , District:Pune, Survey Number : 22, Leave and License Months:36
(5) Area	38.84 Square Meter
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Manoj Mohan Mishra Age: 39 Address: Flat No:20, Floor No:Bhelkenagar, Building Name:Shantidham Apt, Block Sector:Kothrud, Road:Near Shivaji Nagar Statue, City:Pune, District:Pune, State:Maharashtra, Pin:411038 PAN: BEEPM6264H
(8) Licensee Name and Address	Name: Mrs Anjali Ramchandra Nikam Age: 66 Address: Flat No:B-7 Wing, Floor No:Bapuji Salunkhe Nagar, Building Name:Ajinkya, Block Sector:Vilaspur, Road:Shivraj Petrol Pump Road, City:Satara, District:Satara, State:Maharashtra, Pin:415004 PAN:
(9) Date of Execution	01/10/2024
(10) Date of Registration	08/10/2024
(11) Registration Number/Year	21795/2024
(12) Stamp Duty	Rs.3040.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 16 :

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 3040.00/-	MH008985243202425E	30/09/2024
DHC	Rs. 300/-	0924305400656	30/09/2024
Registration Fee	Rs. 1000.00/-	MH008985243202425E	30/09/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 01/10/2024 at Pune

Between,

1) **Name:** Mr. Manoj Mohan Mishra, Age : About 39 Years, Occupation : Business, PAN : BEEP6264H Residing at: Flat No:20, Floor No:Bhelkenagar, Building Name:Shantidham Apt, Block Sector:Kothrud, Road:Near Shivaji Nagar Statue, Pune, Pune, Maharashtra, 411038

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:** Mrs Anjali Ramchandra Nikam, Age : About 66 Years, Occupation : Business Residing at: Flat No:B-7 Wing, Floor No:Bapuji Salunkhe Nagar, Building Name:Ajinkya, Block Sector:Vilaspur, Road:Shivraj Petrol Pump Road, Satara, Satara, Maharashtra, 415004

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 36 Months commencing from 21/09/2024 and ending on 20/09/2027, 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 her 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 36 Months commencing from 21/09/2024 and ending on 20/09/2027

2) License Fee & Deposit: That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 31500/- (Thirty-One Thousand Five Hundred Only) per month for the first 12 months,

b) Rs. 33075/- (Thirty-Three Thousand and Seventy-Five Only) per month for the next 12 months,

c) Rs. 34729/- (Thirty-Four Thousand Seven Hundred and Twenty-Nine Only) per month for the next 12 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 75000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 111914825071, dated – 29/04/2021, drawn on the Licensee's Banking Account with State bank of india Bank, Satara Branch. Amount Rs. 25000/- (Twenty-Five Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 143125, dated – 21/09/2021, drawn on the Licensee's Banking Account with State bank of india Bank, Satara Branch. 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 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 her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself 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 Licensee and her belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: The mentioned premises is intended to use for the Diagnostics, Healthcare and allied services by licensee. There may be collaboration with any other allied service provider within same premises in future with consent of licensor, if required. PT3. Regardless of any above point mentioned, the amount of monthly compensation License fee shall be payable within first ten days of the concerned month of Leave and License.

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 .

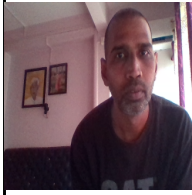



SCHEDULE I

(Being the correct description of premise Shop which is the subject matter of these presents)

All that constructed portion being Non-Residential unit bearing Shop No. 8,Ground + Mezzanine, Built-up :38.84 Square Meter, situated on the Behind Maratha Mandir Floor of a Building known as 'Ballard Icon, S. No. 22' standing on the plot of land bearing Survey Number :22,Road: Bavdhan, Location: Bavdhan, Pune 411021, of Village:Bavadhan budruk ,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 <u>Mr. Manoj Mohan Mishra</u> Address: Flat No:20, Floor No:Bhelkenagar, Building Name:Shantidham Apt, Block Sector:Kothrud, Road:Near Shivaji Nagar Statue, Pune, Pune, Maharashtra, 411038			Not Available
Licensee <u>Mrs Anjali Ramchandra Nikam</u> Address: Flat No:B-7 Wing, Floor No:Bapuji Salunkhe Nagar, Building Name:Ajinkya, Block Sector:Vilaspur, Road:Shivraj Petrol Pump Road, Satara, Satara, Maharashtra, 415004			Not Available
Witness of execution of all executants <u>Snehal Prafulla Shirude</u> Address: Flat No:2, Floor No:1, Building Name:Sarthak, Block Sector:Narhe, Road:Narhe Road, Pune, Pune, Maharashtra, 411041			Not Required
Witness of execution of all executants <u>Prafulla Prakash Shirude</u> Address: Flat No:2, Floor No:1, Building Name:Sarthak, Block Sector:Narhe, Road:Narhe Road, Pune, Pune, Maharashtra, 411041			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & 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)
Licensor Manoj Mohan Mishra	04/10/2024 09:04:42 AM	04/10/2024 09:05:51 AM	Manoj Mohan Mishra, Male, 1205476752899989504 
Licensee Mrs Anjali Ramchandra Nikam	01/10/2024 04:48:33 PM	01/10/2024 04:49:06 PM	Anjali Ramchandra Nikam, Female, 1290634092472782848 
Identifier for all executants Prafulla Prakash Shirude	07/10/2024 09:50:17 PM	07/10/2024 09:50:36 PM	Prafulla Prakash Shirude, Male, 1186225116914671616 
Identifier for all executants Snehal Prafulla Shirude	07/10/2024 09:49:52 PM	07/10/2024 09:50:06 PM	Snehal Prafulla Shirude, Female, 1189084028777029632 





eRegistration Leave and License

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Token No: 24092899902169 [Change P](#)

Property Details

Property Details: Shop No:8,Ground + Mezzanine, Floor No:Behind Maratha Mandir, Building Name:Ballard Icon, S. No. 22, Block Sector:Bavdhan, Pune 411021, Road:Bavdhan
District:Pune
Property Police Station: KOTHURUD

Owner Details

1.licensor/Owner - Manoj Mohan Mishra Age: 39 Occupation: Business PAN: BEEPM626
Current Address: Flat No:20, Floor No:Bhelkenagar, Building Name:Shantidham Apt, Block Sector:Kothrud, Road:Near Shivaji Nagar Statue, City:Pune, District:Pune, State:Ma

Tenant Details

1.licencee/Tenant - Mrs Anjali Ramchandra Nikam Age: 66 Occupation: Business PAN:
Current Address: Flat No:B-7 Wing, Floor No:Bapuji Salunkhe Nagar, Building Name:Ajinkya, Block Sector:Vilaspur, Road:Shivraj Petrol Pump Road, City:Satara, District:Satara
Pin:415004

Nationality:

Permanent Address : Same as Current Address

	English	Marathi
Building Name	Ajinkya	अजिंक्य
Flat No	B-7 Wing	बी-7 विंग
Floor No	Bapuji Salunkhe Nagar	बापूजी साळुंखे नागर
Road	* Shivraj Petrol Pump Road	शिवराज पेट्रोल पम्प रोड
Location	* Vilaspur	विळसपूर
Pin Code	* 415004	
Village/City	* Satara	सतारा
District	Satara	Satara
State	Maharashtra	Maharashtra
Select Police Station	<input type="text" value="SATARA CITY"/>	
Address Proof Type	<input type="text" value="Aadhaar Card"/>	

Upload Permanent Address Proof No file chosen

Previous Address: Same as Permanent Address

	English	Marathi
Building Name	Ajinkya	अजिंक्य
Flat No	B-7 Wing	बी-7 विंग
Floor No	Bapuji Salunkhe Nagar	बापूजी साळुंखे नागर
Road	* Shivraj Petrol Pump Road	शिवराज पेट्रोल पम्प रोड
Location	* Vilaspur	विळसपूर
Pin Code	* 415004	
Village/City	* Satara	सतारा
District	Satara	सतारा
State	Maharashtra	महाराष्ट्र
Select Police Station	<input type="text" value="SATARA CITY"/>	
Address Proof Type	<input type="text" value="Aadhaar Card"/>	

Upload Previous Address Proof No file chosen

Save successfully.
Tenant Family Details:

English Marathi
Name
Relation
Age

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	Ajinkya Nikam	son	38

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| ✓ Pension Certificate | ✓ जीवन प्रमाण |
| ✓ Domicile Certificate | ✓ डोमिसाईल सर्टिफिकेट |
| ✓ Caste Certificate | ✓ जातीचा दाखला |
| ✓ Income Certificate | ✓ उत्पन्न दाखला |
| ✓ Non Creamy Layer | ✓ नॉन क्रिमीलेअर |
| ✓ Income Tax Returns | ✓ प्राप्तीकर भरणा |
| ✓ Property Tax | ✓ मिळकत कर |

Contact : 87674 85474 / 92256 50341

Email ID : esuvidhapune@gmail.com