



CSC ID 317652630018

JAI BHAVANI ENTERPRISES

9209936797, 7774978636, 9970253296

LEAVE & LICENSE AGREEMENT

01/05/2024 TO 31/03/2025

Flat No.B-402, Happy City,

Talegaon Dabhade,

Maharashtra -410507,

Licensor:Mr.Satish Suryawanshi,

Licensee:Mr.Dnyaneshwar Danwe.



**Jai Bhavani
Enterprises**

CSC
e-Governance Services India Limited

COMMON SERVICE CENTER

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- Pan Card
- Voter ID Card
- Income Certificate
- Caste Certificate
- Driving Licence
- Ayushman Card
- Rent Agreement
- Domicile
- Ticket Booking
- Passport
- Ration Card
- Shop Act License
- Insurance
- Xerox/print/lamination
- E-shram Card
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- Pm Kissan
- Online Form Filling

+91- 9209936797

Shop No. 20, B-Wing, Mantra City 360, Khalde Nagar, Talegaon Dabhade, Pune, MH-410 506

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 307.10/-	MH002899638202425P	31/05/2024
DHC	Rs. 300/-	0524319821077	31/05/2024
Registration Fee	Rs. 1000/-	MH002899638202425P	31/05/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 31/05/2024 at TALEGAON DABHADE

Between,

1) **Name:** Mr.Satish NARSING SURYAWANSHI, Age : About 37 Years, PAN : DLZPS5847C
Residing at: Block Sector:UDAY PETROL PUMP, Road:NEAR NANDED NAKA, UDGIR, Latur,
Maharashtra, 413517

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.Danwe Dnyaneshwar Gamaji, Age : About 40 Years Residing at: Block
Sector:SILLOD, Road:BALAJI NAGAR, SILLOD, Aurangabad, Maharashtra, 431112

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 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 11 Months commencing from 01/05/2024 and ending on 31/03/2025, 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 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 11 Months commencing from 01/05/2024 and ending on 31/03/2025



2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 11000(Eleven Thousand Only) per month towards the compensation and Rs. 20000(Twenty 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. 411512295688, dated – 24/04/2024, drawn on the Licensee's Banking Account with Hdfc bank Bank, Dehuroad Branch. Amount Rs.20000/-(Twenty 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 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 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) 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: One inverter, Hall with FALSE CEILING WITH LED BULBS, R.O. WATER, MODULAR KITCHEN WITH CHIMNEY

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. B 402, Built-up :610 Square Feet, situated on the 4 Floor of a Building known as 'HAPPY CITY' standing on the plot of land bearing Survey Number :...., Road: NEAR JIJAMATA CHOWK, Location: DNYANESHWAR NAGAR, of Village:Talegaon dabhade (shahari) ,situated within the revenue limits of Tehsil Maval and Dist Pune and situated within the limits of Pimpari-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	4
2	Bulb	6



Name & Address	Photo	Thumb Verified	Digitally signed
Licensor Mr.Satish NARSING SURYAWANSHI Address: Block Sector:UDAY PETROL PUMP, Road:NEAR NANDED NAKA, UDGIR, Latur, Maharashtra, 413517			Not Available
Licensee Mr.Danwe Dnyaneshwar Gamaji Address: Block Sector:SILLOD, Road:BALAJI NAGAR, SILLOD, Aurangabad, Maharashtra, 431112			Not Available
Witness of execution of all executants Talav Manohar Address: Block Sector:UMANG SOCIETY, Road:NEAR MANTRA CITY , TALEGAON DABHADE, Pune, Maharashtra, 410506			Not Required
Witness of execution of all executants Dhumal VAIBHAV UTTAM Address: Block Sector:GULMOHAR CONTY, Road:OPPOSITE UMANG SOCITY, TALEGAON DABHADE, Pune, Maharashtra, 410506			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 Satish NARSING SURYAWANSHI	14/06/2024 05:59:58 PM	14/06/2024 06:00:19 PM	Satish Narsing Suryawanshi, Male, 1251151670131843072 
Licensee Danwe Dnyaneshwar Gamaji	31/05/2024 06:49:35 PM	31/05/2024 06:50:33 PM	Danwe Dnyaneshwar Gamaji, Male, 1246090902550171648 
Identifier for all executants Talav Manohar	31/05/2024 07:17:19 PM	31/05/2024 07:17:52 PM	Manohar Prabhakar Talav, Male, 1167898065807892480 
Identifier for all executants Dhumal VAIBHAV UTTAM	31/05/2024 07:27:55 PM	31/05/2024 07:28:56 PM	Vaibhav Uttam Dhumal, Male, 1235968855853584384 



Village Name : Talegaon Dabhade (shahari)

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.20000/-
(3) Licence Fee	Rs.11000/-
(4) Property Description	Corporation: Pimpri-Chinchavad, Other details: Apartment/Flat No:B 402, Floor No:4, Building Name:HAPPY CITY, Block Sector:DNYANESHWAR NAGAR, Road:NEAR JIJAMATA CHOWK, City:Talegaon Dabhade (gramina) , District:Pune, Survey Number : ..., Leave and License Months:11
(5) Area	610 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Satish NARSING SURYAWANGHI Age: 37 Address: Block Sector:UDAY PETROL PUMP, Road:NEAR NANDED NAKA, City:UDGIR, District:Latur, State:Maharashtra, Pin:413517 PAN: DLZPS5847C
(8) Licensee Name and Address	Name: Danwe Dnyaneshwar Gamaji Age: 40 Address: Block Sector:SILLOD, Road:BALAJI NAGAR, City:SILLOD, District:Aurangabad, State:Maharashtra, Pin:431112 PAN:
(9) Date of Execution	31/05/2024
(10) Date of Registration	14/06/2024
(11) Registration Number/Year	7078/2024
(12) Stamp Duty	Rs.307.10/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of S.R. Mawal :

17/7078/2024	Registration No. :39M	6:43 PM
Receipt		
Village Name: Talegaon Dabhade (shahari)	Receipt No.:9257	Date: 14/06/2024
Document No.: MVL/7078/2024		
Document Type : Leave and Licenses(36 A)		
Presenter Name: Satish NARSING SURYAWANSHI		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presenter and Danwe Dnyaneshwar Gamaji is received for registration.		
S.R. Mawal		
Stamp duty of Rs. 307.10/- is paid by GRN MH002899638202425P on 31/05/2024 Document Handling Charges of Rs. 300/- is paid by PRN 0524319821077 on 31/05/2024 Registration fee of Rs. 1000/- is paid by GRN MH002899638202425P on 31/05/2024		
		
Thumb Impression of S.R. Mawal :		
For Information:- 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.		





eRegistration Leave and License

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

Token No: 24053199903976 [Char](#)

Property Details

Property Details: Apartment/Flat No:B 402, Floor No:4, Building Name:HAPPY CITY, Block Sector:DNYANESHWAR NAGAR, Road:NEAR JIJAMATA CHOWK, City:Talegaon Dal
Property Police Station: TALEGADN DASHADE

Owner Details

1.licensor/Owner - Satish NARSING SURYAWANSHI Age: 37 Occupation: PAN: DLIPS5947C
Current Address: , Block Sector:UDAY PETROL PUMP, Road:NEAR NANDED NAKA, City:UDGIR, District:Latur, State:Maharashtra, Pin:413517

Tenant Details

1.licencee/Tenant - Danwe Dnyaneshwar Gamaji Age: 40 Occupation: PAN: Contact No:
Current Address: , Block Sector:SILLOD, Road:BALAJI NAGAR, City:SILLOD, District:Aurangabad, State:Maharashtra, Pin:431112
Nationality:

Permanent Address : Same as Current Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* BALAJI NAGAR	बालाजी नागर
Location	* SILLOD	सिल्लोड
Pin Code	* 431112	
Village/City	* SILLOD	सिल्लोड
District	Aurangabad	औरंगाबाद
State	Maharashtra	महाराष्ट्र
Select Police Station	SILLOD	
Address Proof Type	Aadhaar Card	

Upload Permanent Address Proof No file chosen

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File Uploaded Successfully.

Previous Address: Same as Permanent Address

	English	Marathi
Building Name		
Flat No		
Floor No		
Road	* BALAJI NAGAR	बालाजी नागर
Location	* SILLOD	सिल्लोड
Pin Code	* 431112	
Village/City	* SILLOD	सिल्लोड
District	Aurangabad	औरंगाबाद
State	Maharashtra	महाराष्ट्र
Select Police Station	SILLOD	
Address Proof Type	Aadhaar Card	

Upload Previous Address Proof No file chosen

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Save successfully.

Tenant Family Details:

	English	Marathi
Name	<input type="text" value="Family"/>	
Relation	* HIRA DANWE	HIRA DANWE
Age	* wife	
	34	
	<input type="button" value="Update Family Details"/>	<input type="button" value="New"/>

successfully.

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