CHALLAN
MTR Form Number-6

GRN	MH003818002202425E	BARCODE		Date	19/06/2024-17:34:55	Form ID	36A

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	BFLPS9735R
Office Name	NSK5_NASHIK 5 JOINT SUB REGISTRAR	**Full Name**	Kiran Pralhad Saundankar
Location	NASHIK		
Year	2024-2025 One Time	**Flat/Block No.**	Plot No-5, Saikrupa Bungalow
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	6000.00	**Road/Street**	Rane Nagar
0030063301 Registration Fee	1000.00	**Area/Locality**	Nashik
		Town/City/District	
		PIN	4 2 2 0 0 9
		Remarks (If Any)	PAN2=AIBPM8282F~SecondPartyName=Supriya Bhausaheb Morey~
		Amount In Words	Seven Thousand Rupees Only
Total	7,000.00		

DEFACED ₹7000.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024061948529	CK00BWEYY7
Cheque/DD No.		Bank Date	RBI Date	19/06/2024-17:24:36	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9422903522

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	eRegistration/6220/2024	0002097495202425	20/06/2024-07:36:50	IGR314	1000.00
2	eRegistration/6220/2024	0002097495202425	20/06/2024-07:36:50	IGR314	6000.00
			Total Defacement Amount		**7,000.00**

Print Date 20-06-2024 11:37:00

20/06/2024

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SroName : Joint S.R.Nashik 4

Doc No. : 6220/2024

Regn:63m

Village Name : Nashik Shahar

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.200000/-
(3) Licence Fee	a) Rs. 35000/- per month for the first 36 months, b) Rs. 40250/- per month for the next 12 months, c) Rs. 46287/- per month for the next 12 months.
(4) Property Description	Corporation: Nashik , Other details: Apartment/Flat No:Plot No-5, Floor No:Ground, Building Name:Saikrupa Bungalow, Block Sector:Kala Nagar Stop, Road:Rane Nagar, City:Nashik Shahar , District:Nashik, Plot Number : 5, Leave and License Months:60
(5) Area	3850 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	1) Name: Kiran Pralhad Saundankar Age: 51 Address: Flat No:01, Building Name:Shubhamkar Apartment, Block Sector:Gulmohar Vihar Colony, Road:Pipeline Road, City:Nashik, District:Nashik, State:Maharashtra, Pin:422007 PAN: BFLPS9735R 2) Name: Narendra Pralhad Soundankar Age: 55 Address: Flat No:07, Building Name:Vrundavan Housing Society, Block Sector:100 Feet Road, Road:Indira Nagar, City:Nashik, District:Nashik, State:Maharashtra, Pin:422009 PAN: ABYPS9612D
(8) Licensee Name and Address	Name: Mrs Supriya Bhausaheb Morey Age: 63 Address: Flat No:9, Building Name:Thakkar Tresure A, Block Sector:New Pandit Colony, Road:Murkute Lane No.3, City:Nashik, District:Nashik, State:Maharashtra, Pin:422002 PAN: AIBPM8282F
(9) Date of Execution	19/06/2024
(10) Date of Registration	20/06/2024
(11) Registration Number/Year	6220/2024
(12) Stamp Duty	Rs.5996.10/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R.Nashik 4 :



Joint S.R.Nashik 4

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 5996.10/-	MH003818002202425E	19/06/2024
DHC	Rs. 300/-	0624198918364	19/06/2024
Registration Fee	Rs. 1000/-	MH003818002202425E	19/06/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 19/06/2024 at Nashik

Between,

1) **Name:** Mr.Kiran Pralhad Saundankar, Age : About 51 Years, PAN : BFLPS9735R Residing at: Flat No:01, Building Name:Shubhamkar Apartment, Block Sector:Gulmohar Vihar Colony, Road:Pipeline Road, Nashik, Nashik, Maharashtra, 422007

2) **Name:** Mr.Narendra Pralhad Soundankar, Age : About 55 Years, PAN : ABYPS9612D Residing at: Flat No:07, Building Name:Vrundavan Housing Society, Block Sector:100 Feet Road, Road:Indira Nagar, Nashik, Nashik, Maharashtra, 422009

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

AND

1) **Name:** Mrs Supriya Bhausaheb Morey, Age : About 63 Years, PAN : AIBPM8282F Residing at: Flat No:9, Building Name:Thakkar Tresure A, Block Sector:New Pandit Colony, Road:Murkute Lane No.3, Nashik, Nashik, Maharashtra, 422002

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

WHEREAS the Licensors are 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 Licensors 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 25/06/2024 and ending on 24/06/2029, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensee 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 Licensors 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 25/06/2024 and ending on 24/06/2029

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

a) Rs. 35000/-(Thirty-Five Thousand Only) per month for the first 36 months,

b) Rs. 40250/-(Forty Thousand Two Hundred and FiftyOnly) per month for the next 12 months,

c) Rs. 46287/-(Forty-Six Thousand Two Hundred and Eighty-SevenOnly) 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. 200000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 909571, dated – 04/06/2024 , drawn on the Licensee's Banking Account with Idbi Bank, Dwarka Branch. Amount Rs.200000/-(Two Lakh Only)

4) Maintenance Charges: That the Licensee herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensors.

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 Licensors 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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

10) Lock in period: Both the parties have agreed to set a lock-in period of 24 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period.In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) 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 Licensors 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 Licensors as mentioned earlier.

12) 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 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 her belongings from the Licensed premises, without recourse to the Court of Law.

13) Miscellaneous: A. Licensee shall pay electricity bill and water bill charges. B. Licensee paid 6 month advance license fees to licensor by cheque of IDBI Bank Dated 7th June 2024 Amount 210000/- rupees. C. After Lock In Period- The licensor also reserves the right to get the premises vacated after giving 1 month notice to the licensee and similarly licensee also holds the right to vacate the premises after giving 1 month notice to the licensor. D. The said premises is used for girls hostel. E. Licensee shall repaint the said premises if damaged. F. Licensor will deduct the damaged from the security Deposit. G. Licensee will be responsible for all the activities in the said premises.

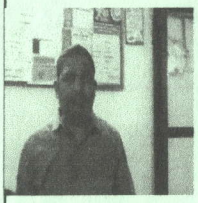
14) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally .

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

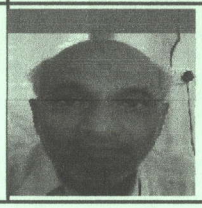
All that constructed portion being Residential unit bearing Apartment/Flat No. Plot No-5, Built-up :3850 Square Feet, situated on the Ground Floor of a Building known as 'Saikrupa Bungalow' standing on the plot of land bearing Plot Number :5,Road: Rane Nagar, Location: Kala Nagar Stop, of Village:Nashik shahar ,situated within the revenue limits of Tehsil Nashik and Dist Nashik and situated within the limits of Nashik 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
Licensors Mr.Kiran Pralhad Saundankar **Address:**Flat No:01, Building Name:Shubhamkar Apartment, Block Sector:Gulmohar Vihar Colony, Road:Pipeline Road, Nashik, Nashik, Maharashtra, 422007		✓	Not Available
Licensors Mr.Narendra Pralhad Soundankar **Address:**Flat No:07, Building Name:Vrundavan Housing Society, Block Sector:100 Feet Road, Road:Indira Nagar, Nashik, Nashik, Maharashtra, 422009		✓	Not Available
Licensee Mrs Supriya Bhausaheb Morey **Address:**Flat No:9, Building Name:Thakkar Tresure A, Block Sector:New Pandit Colony, Road:Murkute Lane No.3, Nashik, Nashik, Maharashtra, 422002		✓	Not Available
Witness of execution of all executants Moreshwar Vishnu Wakchoure **Address:** Flat No:2, Building Name:Jaldhara Society, Block Sector:Kamod Nagar, Road:Indira Nagar, Nashik, Nashik, Maharashtra, 422009		✓	Not Required
Witness of execution of all executants Prakash Harilal Pandya **Address:** Flat No:17, Building Name:Vrindavan Heights, Block Sector:Rajiv Nagar, Road:Cross Road, Nashik, Nashik, Maharashtra, 422009		✓	Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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)
Licensors Kiran Pralhad Saundankar	28/05/2024 03:07:49 PM	28/05/2024 03:08:19 PM	Kiran Pralhad Saundankar, Male, 1244947815383781376 
Licensors Narendra Pralhad Soundankar	29/05/2024 09:24:13 AM	29/05/2024 09:24:47 AM	Narendra Pralhad Soundankar, Male, 1245223748703379456 
Licensee Mrs Supriya Bhausaheb Morey	28/05/2024 03:17:51 PM	28/05/2024 03:18:20 PM	Supriya Bhausaheb Morey, Female, 1179365862849142784 
identifier for all executants Moreshwar Vishnu Wakchoure	28/05/2024 03:19:50 PM	28/05/2024 03:20:09 PM	Moreshwar Vishnu Wakchoure, Male, 1169515542832766976 
identifier for all executants Prakash Harilal Pandya	28/05/2024 03:21:24 PM	28/05/2024 03:21:42 PM	Prakash Harilal Pandya, Male, 1244951182285758464 



Thumb Impression of SRO