

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1368.00/-	MH004478033202526U	27/06/2025
DHC	Rs. 300/-	0625273300199	27/06/2025
Registration Fee	Rs. 1000.00/-	MH004478033202526U	27/06/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 27/06/2025 at Pune City
Between,

1) **Name:** Mrs Goyal Savitri Sushil kumar, Age : About 72 Years, Occupation : Housewife, PAN : AJSPG6059J Residing at: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, Pune PCMC, Pune, Maharashtra, 411019

2) **Name:** Mr.Goyal Vivek Sushil kumar, Age : About 42 Years, Occupation : Business, PAN : AJSPG8712G Residing at: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, Pune PCMC, Pune, Maharashtra, 411019

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) **Podar Education Trust**(Trust) Residing at: Flat No:85, Building Name:Podar Centre, Block Sector:Parel Post Office Lane, Road:Dr Ambedkar Road, Parel, Mumbai, Maharashtra, 400012 through Authorized Signatory Shrimati Smita Patterson , Age : About 57 Years, Occupation : Service Residing at: Flat No:305/D-1, Building Name:Ganga skies Apartment, Block Sector:Pimpri, Road:Near G.G.International School, Pimpri, Pune, Maharashtra, 411018

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 11 Months commencing from 01/06/2025 and ending on 30/04/2026, 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 his/her/their 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 11 Months commencing from 01/06/2025 and ending on 30/04/2026

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 49272(Forty-Nine Thousand Two Hundred and Seventy-TwoOnly) per month towards the compensation and Rs. 50000(Fifty 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.50000/-(Fifty 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 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) 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.

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/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their 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/her/their belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: THE MONTHLY COMPENSATION AMOUNT RUPEES 49272/- INCLUDES RUPEES 2500/- MAINTENANCE CHARGES.

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 Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. 301, Built-up :1019 Square Feet, situated on the 3rd Floor of a Building known as 'EMPIRE SQUARE ' standing on the plot of land bearing Survey Number :00, Road: Old Mumbai Pune Road , Location: Chinchwad, Pune 411019, of Village:Chinchwad, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavade 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
<u>Licensors</u> Mrs Goyal Savitri Sushil kumar Address: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, Pune PCMC, Pune, Maharashtra, 411019			Not Available
<u>Licensors</u> Mr. Goyal Vivek Sushil kumar Address: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, Pune PCMC, Pune, Maharashtra, 411019			Not Available
<u>Licensee</u> Podar Education Trust (Trust) through her Authorized Signatory <u>Shrimati Smita Patterson</u> Address: Flat No:305/D-1, Building Name:Ganga skies Apartment, Block Sector:Pimpri, Road:Near G.G.International School, Pimpri, Pune, Maharashtra, 411018			Not Available
<u>Witness of execution of all executants</u> Sawant Sneha Nandkishor Address: Flat No:B-701, Building Name:N D Tower, Block Sector:Akurdi, Road:Near PCMC Hospital, Akurdi Pune City, Pune, Maharashtra, 411035			Not Required
<u>Witness of execution of all executants</u> Rinku Agarwal Address: Flat No:A-1/401, Building Name:Swapna Nagari, Block Sector:Pimpri P F , Road:Opp Anna Saheb Magar Stadium, Pimpri Pune , Pune, Maharashtra, 411018			Not Required

Admission Of Execution / Identification



The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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 Goyal Vivek Sushil kumar	15/06/2025 10:04:00 PM	15/06/2025 10:04:19 PM	Goyal Vivek Sushilkumar, Male, 1212717840782090240	
Licensors Mrs Goyal Savitri Sushil kumar	15/06/2025 10:18:33 PM	15/06/2025 10:19:36 PM	Goyal Savitri Sushilkumar, Female, 1212722259640799232	
licencee Podar Education Trust through Authorized Signatory Shrimati Smita Patterson	18/06/2025 02:26:32 PM	18/06/2025 02:26:50 PM	Smita Patterson, Female, 1384819133548879872	
identifier for all executants Sawant Sneha Nandkishor	18/06/2025 02:28:01 PM	18/06/2025 02:28:22 PM	Sneha Nandkishor Sawant, Female, 1384819520012050432	
identifier for all executants Rinku Agarwal	18/06/2025 02:31:14 PM	18/06/2025 02:31:28 PM	Rinku Agarwal, Female, 1234765999880298496	



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SroName : Joint S.R. Haveli 6

Doc No. : 15660/2025

Regn:63m

Village Name : Chinchwad

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.50000/-
- (3) Licence Fee Rs.49272/-
- (4) Property Description Corporation: Pimpri-Chinchwad, Other details: Apartment/Flat No:301, Floor No:3rd, Building Name:EMPIRE SQUARE , Block Sector:Chinchwad, Pune 411019, Road:Old Mumbai Pune Road , City:Chinchwad, District:Pune, Survey Number : 00, Leave and License Months:11
- (5) Area 1019 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address
 1) Name: Mrs Goyal Savitri Sushil kumar Age: 72 Address: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, City:Pune PCMC, District:Pune, State:Maharashtra, Pin:411019 PAN: AJSPG6059J
 2) Name: Goyal Vivek Sushil kumar Age: 42 Address: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, City:Pune PCMC, District:Pune, State:Maharashtra, Pin:411019 PAN: AJSPG8712G
- (8) Licensee Name and Address Trust: Podar Education Trust Address: Flat No:85, Building Name:Podar Centre, Block Sector:Parel Post Office Lane, Road:Dr Ambedkar Road, City:Parel, District:Mumbai, State:Maharashtra, Pin:400012 PAN: through their P.O.A Shrimati Smita Patterson Age: 57; Address: Flat No:305/D-1, Building Name:Ganga skies Apartment, Block Sector:Pimpri, Road:Near G.G.International School, City:Pimpri, District:Pune, State:Maharashtra, Pin:411018 PAN:
- (9) Date of Execution 27/06/2025
- (10) Date of Registration 27/06/2025
- (11) Registration Number/Year 15660/2025
- (12) Stamp Duty Rs.1368.00/-
- (13) Registration Fee Rs.1000.00/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 6 :



Document **H**andling **C**ha[₹]ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0625273300199

Payment Date : 27/06/2025

Received from **Goyal Savitri Sushilkumar**, Mobile number **7020426815**, an amount of Rs.**300/-**, towards Document Handling Charges for the **Leave and License 1.9** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.

Payment Details

Bank Name : SBIN

Receipt Date : 27/06/2025

Bank CIN : 10029762025062700188

REF No. : 7547496783229

This is computer generated receipt, hence no signature is required.



CHALLAN
MTR Form Number-6



GRN	MH004478033202526U	BARCODE			Date	27/06/2025-02:30:46		Form ID	36A				
Department Inspector General Of Registration					Payer Details								
Type of Payment Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)								
					PAN No.(If Applicable)								
Office Name HVL13_HAVELI 13 JOINT SUB REGISTRAR					Full Name		Mrs Goyal Savitri Sushil kumar						
Location PUNE													
Year 2025-2026 One Time					Flat/Block No.		301						
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				1368.00	Road/Street		Old Mumbai Pune Road						
0030063301 Registration Fee				1000.00	Area/Locality		Chinchwad, Pune						
					Town/City/District								
					PIN			4	1	1	0	1	9
					Remarks (If Any) SecondPartyName=Podar Education Trust~								
					Amount In		Two Thousand Three Hundred Sixty Eight Rupees Only						
Total				2,368.00	Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	00040572025062743770		CPAFHIAOH4				
Cheque/DD No.					Bank Date	RBI Date	27/06/2025-02:24:31		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. :

7020426815

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.



eRegistration Leave and License

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Token No: 25060199901140 [Change Password](#) [Logout](#)

Property Details

Property Details: Apartment/Flat No:301, Floor No:3rd, Building Name:EMPIRE SQUARE , Block Sector:Chinchwad, Pune 411019, Road:Old Mumbai Pune Road , City:Chinchwad, District:Pune
Property Police Station: CHINCHVAD

Owner Details

1.licensor/Owner - Mrs Goyal Savitri Sushil kumar Age: 72 Occupation: Housewife PAN: AJSPG6059J
Current Address: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, City:Pune PCMC, District:Pune, State:Maharashtra, Pin:411019
2.licensor/Owner - Goyal Vivek Sushil kumar Age: 42 Occupation: Business PAN: AJSPG8712G
Current Address: Flat No:A-1602, Floor No:16th, Building Name:Empire Square, Block Sector:Chinchwad, Road:Chinchwad, City:Pune PCMC, District:Pune, State:Maharashtra, Pin:411019

Tenant Details

1.Power of Attorney Holder (licencee/Tenant) - Podar Education Trust through Age: 57 Occupation: PAN: Contact No:
Authorized Signatory Shrimati Smita Patterson
Current Address: Flat No:305/D-1, Building Name:Ganga skies Apartment, Block Sector:Pimpri, Road:Near G.G.International School, City:Pimpri, District:Pune, State:Maharashtra, Pin:411018
Nationality:

Permanent Address : ☒ Same as Current AddressPrevious Address: ☒ Same as Permanent Address

	English	Marathi
Building Name	Ganga skies Apartment	गोदावर सेंटर
Flat No	305/D-1	85
Floor No		
Road	* Near G.G.International School	डॉ. आंबेडकर रोड
Location	* Pimpri	परेळ पोस्ट ऑफिस लेन
Pin Code	* 411018	
Village/City	* Pimpri	परेळ
District	Pune	मुंबई
State	Maharashtra	महाराष्ट्र
Select Police Station	CHINCHVAD	
Address Proof Type	Other Than Above	

	English	Marathi
Building Name	Ganga skies Apartment	गोदावर सेंटर
Flat No	305/D-1	85
Floor No		
Road	* Near G.G.International School	डॉ. आंबेडकर रोड
Location	* Pimpri	परेळ पोस्ट ऑफिस लेन
Pin Code	* 411018	
Village/City	* Pimpri	परेळ
District	Pune	मुंबई
State	Maharashtra	महाराष्ट्र
Select Police Station	CHINCHVAD	
Address Proof Type	Other Than Above	

Upload Permanent
Address Proof
 No file chosen
 File Uploaded Successfully.
Save successfully.
Tenant Family Details:Upload Previous
Address Proof
 No file chosen
 File Uploaded Successfully.
[View](#)

	English	Marathi
Name	<input type="text" value="Family"/>	<input type="text"/>
Relation	<input type="text" value="--Select--"/>	<input type="text"/>
Age	<input type="text"/>	<input type="text"/>
	<input type="button" value="Save Family Details"/>	<input type="button" value="New"/>

Select	Delete	Sr.No	Family Type	Name	Relation	Age
Select	Delete	1	Family	abc	Friend	58

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