

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 19/05/2024 at Pune
Between,

1) **Name:** Mr.Vinodkumar Prabhudas Modi, Age : About 52 Years,
PAN : AIRPM2407N Residing at: Flat No:8, Building
Name:Ganesh Prasad Buildind, Block Sector:Near ganesh mandir
, Road:Kalmadi garden road, Swargate, Pune, Maharashtra,
411042

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:** Miss Tanishka Deepak Singh, Age : About 18 Years
Residing at: Building Name:welcome society, Block Sector:vidhya
nagar, Road:koradi road, Koradi, Nagpur, Maharashtra, 441111

2) **Name:** Miss Vaibhavi Hemraj Ramtekkar, Age : About 19 Years
Residing at: Building Name:shiri krishna villa, Block Sector:near
first water khadan, Road:chinchpada road, Katemanivali, Thane,
Maharashtra, 421306

HEREINAFTER called 'the Licensees' (which expression shall
mean and include only Licensees 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Lessor with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 01/06/2024 and ending on 30/04/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor have agreed to allow the Licensees 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 Lessor hereby grants to the Licensees 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 Licensees for a period of 11 Months commencing from 01/06/2024 and ending on 30/04/2025

2) License Fee & Deposit: That the Licensees shall pay to the Lessor License fee at the rate of Rs.11000(Eleven Thousand Only) per month towards the compensation for the use of the said Licensed premises. This amount of monthly License fee amount shall be payable within first five days of the concerned month of Leave and License.

3) 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 Licenser.

4) 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.

5) Use: That the Licensed premises shall only be used by the Licensees for Residential purpose. The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licenser in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

6) Alteration: That the Licensees 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 Licenser.

7) No Tenancy: That the Licensees 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.

8) Inspection: That, the Licenser shall on reasonable notice given by the Licenser to the Licensees 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.

9) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensees commit 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 Licenser shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensees too will have the right to vacate the said premises by giving a notice in writing of one month to the Licenser as mentioned earlier.

10) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensees shall vacate the said premises without delay with all her goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or her articles from the said premises on expiry or sooner determination of this Agreement ,the Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

11) Miscellaneous: Licensee Paid upcoming 4 months rent in advance and next 4 months rent will be paid end of August month of licensed period.

12) 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 Licenser 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. C-102, Built-up :600 Square
Feet, situated on the 1st Floor of a Building known as 'Kohinoor
Jeeva' standing on the plot of land bearing Survey Number
:635/5A,Road: Bibvewadi, Location: Bibvewadi 411037, of
Village:Bibavewadi,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.