

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 238.30/-	MH014532384202122E	13/03/2022
Registration Fee	Rs. 1000/-	MH014532384202122E	13/03/2022

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 13/03/2022 at Hadapsar, Pune

Between,

1) **Name:** Mr. Vaibhav Vitthal Awari, Age : About 42 Years, Occupation : Service, PAN : AHHPA0795N Residing at: Flat No:504, Floor No:5th, Building Name:Celebration KH4 Chs Bldg No 1, Block Sector:Kharghar, Road:Sector 17, Navi Mumbai, Raigarh(mh), Maharashtra, 410210

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. Jayesh Vijay Ajmire, Age : About 22 Years, Occupation : Student, PAN : COBPA8223A Residing at: Flat No:1, Floor No:1, Building Name:1, Block Sector:Anjangaon Surji, Road:Near Post Office, Amravati, Amravati, Maharashtra, 444705

2) **Name:** Mr. Aditya Dhananjay Kulkarni, Age : About 22 Years, Occupation : Student, PAN : EREPD2211K Residing at: Flat No:1, Floor No:1, Building Name:Gurukrupa, Block Sector:Behind Cocsit Nagar, Road:Sharada Nagar Ambajogai Road, Latur, Latur, Maharashtra, 413512

3) **Name:** Mr. Aniket Vasant Gawali, Age : About 22 Years, Occupation : Student, PAN : DAFPG8243D Residing at: Flat No:1, Floor No:-, Building Name:-, Block Sector:Gawali Wasti, Road:Kangaon, Kangaon, Pune, Maharashtra, 412219

4) **Name:** Mr. Omkar Dhananjay Kulkarni, Age : About 22 Years, Occupation : Student, PAN : IQKPK1218J Residing at: Flat No:1, Floor No:1, Building Name:Hayadabad Colony, Block Sector:-, Road:Latur, Latur, Latur, Maharashtra, 413512

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 Licensor 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 08/03/2022 and ending on 07/02/2023, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensees 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 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 08/03/2022 and ending on 07/02/2023

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 8500(Eight Thousand Five Hundred 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 Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 207126047887, dated – 12/03/2022, drawn on the Licensee's Banking Account with Idbi Bank, Cuffe parade 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 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 Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

7) 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 Licensor.

8) 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

9) Inspection: That, the Licensor shall on reasonable notice given by the Licensor 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.

10) Lock in period: Both the parties have agreed to set a lock-in period of 1 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 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 Licensor 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 Licensor as mentioned earlier.

12) 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 his goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves 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 Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

13) 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

14) Miscellaneous: After the completion of the tenancy period, the flat should be handed over in the condition which was provided before the occupation of the current tenants. In case of deterioration of the flat condition, the landlord has the right to deduct the amount from the deposit.

15) 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)












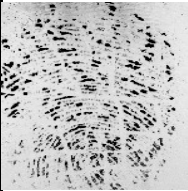


All that constructed portion being Residential unit bearing Apartment/Flat No. 803, B Wing, Built-up :707 Square Feet, situated on the 8th Floor of a Building known as 'Dreams Aakruti' standing on the plot of land bearing Survey Number :52 & Plot Number :01, Road: Hadapsar, Location: Hadapsar, Pune - 411028, of Village:Hadapasar, 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.

SCHEDULE II


(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	2
2	Bulb	1
3	Curtain Rods 2 Kitchen Trolleys 1	3

Name & Address	Photo	Thumb Image	Digitally signed
<u>Licensor</u> Mr.Vaibhav Vitthal Awari Address: Flat No:504, Floor No:5th, Building Name:Celebration KH4 Chs Bldg No 1, Block Sector:Kharghar, Road:Sector 17, Navi Mumbai, Raigarh(mh), Maharashtra, 410210			Not Available
<u>Licensees</u> Mr.Jayesh Vijay Ajmire Address: Flat No:1, Floor No:1, Building Name:1, Block Sector:Anjangaon Surji, Road:Near Post Office, Amravati, Amravati, Maharashtra, 444705			Not Available
<u>Licensees</u> Mr.Aditya Dhananjay Kulkarni Address: Flat No:1, Floor No:1, Building Name:Gurukrupa, Block Sector:Behind Cocsit Nagar, Road:Sharada Nagar Ambajogai Road, Latur, Latur, Maharashtra, 413512			Not Available
<u>Licensees</u> Mr.Aniket Vasant Gawali Address: Flat No:1, Floor No:-, Building Name:-, Block Sector:Gawali Wasti, Road:Kangaon, Kangaon, Pune, Maharashtra, 412219			Not Available
<u>Licensees</u> Mr.Omkar Dhananjay Kulkarni Address: Flat No:1, Floor No:1, Building Name:Hayadrabad Colony, Block Sector:-, Road:Latur, Latur, Latur, Maharashtra, 413512			Not Available
<u>Witness of execution of all executants</u> Deepali Vaibhav Awari Address: Block Sector:Kharghar, Road:Sector 17, Raigarh, Raigarh(mh), Maharashtra, 410210			Not Required
<u>Witness of execution of all executants</u> Dipak Padol Address: Block Sector:Hadpasar, Road:Satav nagar, Pune, Pune, Maharashtra, 411028			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 No,Photo)
<u>Licensors</u> Vaibhav Vitthal Awari	13/03/2022 09:16:58 AM	13/03/2022 09:17:16 AM	Vaibhav Vitthal Awari, Male, XXXX XXXX 7994 
<u>Licensees</u> Aniket Vasant Gawali	13/03/2022 09:23:18 AM	13/03/2022 09:24:10 AM	Aniket Vasant Gawali, Male, XXXX XXXX 1617 
<u>Licensees</u> Omkar Dhananjay Kulkarni	13/03/2022 09:16:44 AM	13/03/2022 09:17:11 AM	Kulkarni Omkar Dhananjay, Male, XXXX XXXX 8848 
<u>Licensees</u> Aditya Dhananjay Kulkarni	13/03/2022 09:16:05 AM	13/03/2022 09:16:31 AM	Kulkarni Aditya Dhananjayrao, Male, XXXX XXXX 0181 
<u>Licensees</u> Jayesh Vijay Ajmire	13/03/2022 09:10:28 AM	13/03/2022 09:11:01 AM	Jayesh Vijay Ajmire, Male, XXXX XXXX 9141 
<u>Identifier for all executants</u> Deepali Vaibhav Awari	13/03/2022 09:21:21 AM	13/03/2022 09:22:19 AM	Deepali Vaibhav Awari, Female, XXXX XXXX 0214 
<u>Identifier for all executants</u> Dipak Padol	13/03/2022 09:24:21 AM	13/03/2022 09:24:58 AM	Dipak Vitthal Padol, Male, XXXX XXXX 7253 