

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 687.50/-	MH017098934202223E	21/03/2023
Registration Fee	Rs. 1000/-	MH017098934202223E	21/03/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 20/03/2023 at Pune

Between,

1) **Name:** Mr.Verma Sachin , Age : About 40 Years, PAN : AEJPV8495F Residing at: Flat No:Plot Number 25, Building Name:Sai Parisar , Block Sector:Sanjeevni Nagar, Road:Sai Subah Parisar Phase 2, Garha, Nayagaon, Jabalpur, Madhya pradesh, 482003

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.Bali Kusheshya , Age : About 31 Years, PAN : CGQPB1470H Residing at: Block Sector:Dhnal, Kumarsain , Road:Post Office Galani, Dhali 86, Kumarsain , Shimla, Himachal pradesh, 172029

2) **Name:** Miss Verma Anamika , Age : About 26 Years, PAN : BTQPV4485A Residing at: Block Sector:Jaili Dhar 143, Road:Teh Sunni, Ghaini , Shimla, Himachal pradesh, 171007

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 22/03/2023 and ending on 21/02/2024, 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 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 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 22/03/2023 and ending on 21/02/2024

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 24500(Twenty-Four Thousand Five Hundred Only) per month towards the compensation and Rs. 60000(Sixty 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. 344597006039, dated – 20/03/2023, drawn on the Licensee's Banking Account with Icici Ltd Bank, - Branch. Amount Rs.60000/-(Sixty Thousand Only)

4) 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 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) 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 Licensors 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 Licensors as mentioned earlier.

11) 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 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 Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: 1. Drawing room:- Five seater sofa set, Center table, T.V, TV unit, Music system, Fan, Matt rug kaleen, Conner landline phone, lamp, Curtain with rod, Wall clock, Door bell.. 2. Kitchen:- Dining table, Double door refrigerator, Mixer grinder with 3 jars, 3 burner gas stove, Water earthen pot pani matka, R.O water purifier, Kitchen Utensils cups, bowl, plates, partition plate, mitti kadhai, kadhai, spactula, tawa, glasses, tong, containers, Exhaust fan pending 2. Dry balcony:- Washing machine top loading, Bucket, Jhadu. 3. Bedroom :-Double bed with mattress, 2 pillows, Celling fan, Split AC, Dressing table, Almirah, Curtain with rod, Clothes dry stand balcony, Bedsheets, 4. Guest room: Single bed , Mattress pending, Cooler, Office table with hydraulic chair, Celling fan, Curtain with rod, Storage almirah, AC quilt. 5. Bathroom:- Bucket and mug, Gyser bedroom attached bathroom, Wiper, Handwash bottle, Detergent liquid, Toothpaste, Door mate, and Shoerack large, Shoe rack small.

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 Licensors equally .






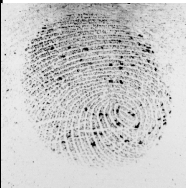




SCHEDULE I

(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. A7 - 501, Built-up :52.83 Square Meter, situated on the 5 Floor of a Building known as 'Rohan Ananta Phase I' standing on the plot of land bearing Survey Number :125, Road: Tathavade, Location: Pune 411033, of Village:Tathavade, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-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.

Name & Address	Photo	Thumb Image	Digitally signed
<u>Licensor</u> <u>Mr.Verma Sachin</u> Address: Flat No:Plot Number 25, Building Name:Sai Parisar , Block Sector:Sanjeevni Nagar, Road:Sai Subah Parisar Phase 2, Garha, Nayagaon, Jabalpur, Madhya pradesh, 482003			Not Available
<u>Licensees</u> <u>Mr.Bali Kusheshya</u> Address: Block Sector:Dhnal, Kumarsain , Road:Post Office Galani, Dhali 86, Kumarsain , Shimla, Himachal pradesh, 172029			Not Available
<u>Licensees</u> <u>Miss Verma Anamika</u> Address: Block Sector:Jaili Dhar 143, Road:Teh Sunni, Ghaini , Shimla, Himachal pradesh, 171007			Not Available
<u>Witness of execution of all executants</u> <u>Shaikh Sarfraj</u> Address: Block Sector:Pune , Road:Baner, Baner, Pune, Maharashtra, 411045			Not Required
<u>Witness of execution of all executants</u> <u>Koditkar Santosh</u> Address: Block Sector:Pune , Road:Baner, Baner, Pune, Maharashtra, 411045			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiies 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)	
Licensors Verma Sachin	20/03/2023 08:26:14 PM	20/03/2023 08:26:44 PM	Sachin Verma, Male, XXXX XXXX 4266	
Licensees Bali Kusheshya	21/03/2023 10:08:22 AM	21/03/2023 10:08:37 AM	Kusheshya Bali, Male, XXXX XXXX 9852	
Licensees Miss Verma Anamika	21/03/2023 10:27:33 AM	21/03/2023 10:27:55 AM	Anamika Verma, Female, XXXX XXXX 5617	
Identifier for all executants Shaikh Sarfraj	21/03/2023 10:49:10 AM	21/03/2023 10:49:29 AM	Sarfraj Bashir Shaikh, Male, XXXX XXXX 2983	
Identifier for all executants Koditkar Santosh	21/03/2023 11:13:39 AM	21/03/2023 11:13:57 AM	Santosh Ramchandra Koditkar, Male, XXXX XXXX 2286	