



**Department of Registration and Stamps
Government of Maharashtra**

Token Number:520250306470

Particulars	Amount Paid	GRN / PRN	Date
Stamp Duty	₹543/-	MH012149776202526P	22/11/2025
Registration Fee	₹1000/-	MH012149776202526P	22/11/2025
Document Handling Charges	₹300/-	1125229106312	22/11/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **22-11-2025** at **PRABHADEVI**

Between,

1) **Marshal Dsouza**, PAN: **AKSPD7901R**, Age: **51 Years**, Gender: **Male**, Occupation: **Service**, Mobile No: **7038514627**, Residing at: **RAMSHAM KRUPA CHS LTD., ROOM NO.516, BUILDING NO.2, DADAR WEST, BHAWANI SHANKAR ROAD, MUMBAI**, Pin code - **400028**

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

AND

1) **Anita Devendra Parkiwar**, PAN: **BSBPP9735M**, Age: **45 Years**, Gender: **Female**, Occupation: **Service**, Mobile No. **9773131090**, Residing at: **ROOM NO.199, KAMGAR NAGAR NO.2, DHANMILL NAKA, LOWER PAREL, ELPHINSTONE, MUMBAI**, Pin code - **400013**

HEREINAFTER called the **Licensee** (which expression shall mean and include only **Licensee** 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 Licensee herein is in need of temporary premises for **Residential** use has/have approached the Licensor 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 **14/10/2025** and ending on **13/09/2026**, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee 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:-

Registration No. **MBI15-10962-2025**, Registered at office **Joint S.R.Mumbai-15 on 19-12-2025**





1)Period: That the Licensor 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 **14/10/2025** and ending on **13/09/2026**.

2)License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of **₹19,500/- (Nineteen Thousands Five Hundred Only)** per month towards the compensation and **₹25,500/- (Twenty Five Thousands Five Hundred 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: 1]That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by

1.UPI. Amount **₹25,500/- (Twenty Five Thousands Five Hundred Only)**, TRN no.: **56547595202** ,Date : **15-10-2025**

4)Maintenance Charges:

That the Licensor/s 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..

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 Licensor 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 Licensor.

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 Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself 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 commit default in regular and punctual payments of monthly compensation as herein before mentioned or commit 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 Licensee 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.





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

12) Miscellaneous: THAT THE LICENSEE HAS PAID 11 MONTHS LICENSEE FEE IN ADVANCE TO THE LICENSOR ALONGWITH THE DEPOSIT AMOUNT VIDE GPAY MULTIPLE TIMES

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 **Paid By Both equally**.

SCHEDULE I

(Being the correct description of premises **Apartment or Flat** which is the subject matter of these presents)

All that constructed portion being **Residential** unit bearing

Sr.No	Item	Value
1	Type Of Unit	Apartment or Flat
2	Area of Unit	225.00 Sq.ft
3	Building Name	RAM SHAM KRUPA CHS LTD, BUILDING NO 2
4	Flat Number	516,
5	Floor Number	5
6	Road Name	BHAWANI SHANKAR ROAD,
7	Address	DADAR WEST
8	C.T.S. Number	001,
9	Location	माहिम
10	Village	MAHIM
11	Tehsil	Mumbai City
12	District	Mumbai City and situated within the limits of Brihanmumbai Municipal Corporation
13	Pin Code	400028

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.

Registration No. **MBI15-10962-2025**, Registered at office **Joint S.R.Mumbai-15 on 19-12-2025**





Execution Details

Name and Address	Date & Time of Execution	Photo	Thumb Captured
Licensor Marshal Dsouza , , Residing at: RAMSHAM KRUPA CHS LTD., ROOM NO.516, BUILDING NO.2, DADAR WEST, BHAWANI SHANKAR ROAD, MUMBAI , Pincode: 400028	2025-12-18 13:17:45		
Licensee Anita Devendra Parkiwar , Residing at: ROOM NO.199, KAMGAR NAGAR NO.2, DHANMILL NAKA, LOWER PAREL, ELPHINSTONE, MUMBAI , Pin code - 400013	2025-11-22 18:03:21		
Identifier of execution of all executants Ravi Kumar Chidurala , BARKAT SRA CHS LTD., GANDHAR TOWER, B WING, ROOM NO.102, 1ST FLOOR, KHEDGALLY, SAYANI ROAD, Maharashtra	2025-12-18 13:49:11		
Identifier of execution of all executants Uday Sesappa Kunder , ROOM NO.B-5, GOPAL MANSION, GOKHALE ROAD, JAKHADEVI TEMPLE, DADAR WEST, MUMBAI Maharashtra	2025-12-18 21:12:09		

Admission of Executants & Identifiers:

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainting to the said parties. They have given their consent to the Department of Registration and Stamp, Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.

Admission -EKYC Details

Party Type, Party Name	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No.)	Photo	eKYC Verified
Licensor, Marshal Dsouza	2025-12-19 13:10:16	2025-12-18T01:19:14	Marshal Dsouza, M, 1222819480608526336		

Registration No. **MBI15-10962-2025**, Registered at office **Joint S.R.Mumbai-15 on 19-12-2025**





Party Type, Party Name	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No.)	Photo	eKYC Verified
Licensee, Anita Devendra Parkiwar	2025-12-19 13:10:18	2025-11-22T06:05:13	Anita Devendra Parkiwar, F, 1312581133033623552		
Identifier For All executants, Ravi Kumar Chidurala	2025-12-19 13:10:21	2025-12-18T01:50:09	Ravi Kumar Chidurala, M, 1167694367605477376		
Identifier For All executants, Uday Sesappa Kunder	2025-12-19 13:10:24	2025-12-18T09:12:42	Uday Sesappa Kunder, M, 1168544295412125696		

* This is Digitally signed document, Hence is legally valid as per the Information Technology (IT) Act, 2000.

* The Authenticity of the registered document can be verified through eSearch Module (<https://freesearchigrservice.maharashtra.gov.in/>) on IGR website or By Scanning the QR code present on the document.

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