***LEAVE AND LICENSE AGREEMENT***

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Particulars** | **Amount Paid** | | | | |  | **GRN/Transaction Id** | |  | **Date** | |
| Stamp Duty |  | Rs. 398.80/- | | | |  | MH000910136201920P | | 27/04/2019 | |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| Registration Fee |  |  | Rs. 1000/- | | |  | MH000910136201920P | | 27/04/2019 | |  |
|  |  |  |  |  |  |  |  |  |  |  |  |

**LEAVE AND LICENSE AGREEMENT**

This agreement is made and executed on 27/04/2019 at pune

Between,

1. **Name:** Mr.Bisht Surendra Balwant, Age : About 46 Years, Occupation : Service, PAN :AJOPB3087F Residing at: Flat No:MATE NAGAR SOCIETY, Floor No:MATE NAGAR, Building Name:SR NO.39/3, Block Sector:VADGAONSHERI, Road:MATE NAGAR, PUNE, Pune, Maharashtra, 411014

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.Kumar Tarun H/O Monika Singhal , Age : About 38 Years, Occupation : Service, PAN : AUWPK2088GResiding at: Flat No:1, Floor No:GROUND, Building Name:R Z A-1/125, Block Sector:DABRI, Road:VIJAY ENCLAVE, DELHI, South west delhi, Delhi, 110045

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 12 Months commencing from 01/04/2019 and ending on 31/03/2020, 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:-

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 12 Months commencing from 01/04/2019 and ending on 31/03/2020



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***LEAVE AND LICENSE AGREEMENT***

1. **License Fee & Deposit:**That the Licensee shall pay to the Licensor License fee at the rate ofRs. 13000(Thirteen Thousand Only) per month towards the compensation and Rs. 35000(Thirty-Five 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.
   1. **Payment of Deposit:** That the Licensee have paid / shall pay the above mentioneddeposit/premium as mentioned above by Transaction Reference No. 909117143218, dated – 02/04/2019, drawn on the Licensee’s Banking Account with Citi bank Bank, Koregaon park Branch. Amount Rs.35000/-(Thirty-Five Thousand Only)
2. **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.
   1. **Electricity Charges:** The licensee herein shall pay the electricity bills directly for energyconsumed on the licensed premises and should submit original receipts to Licensor indicating that

the electricity bills are paid.

1. **Use:** That the Licensed premises shall only be used by the Licensee for Residentialpurpose.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 .
2. **Alteration:** That the Licensee shall not make or permit to do any alteration or addition to theconstruction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.
3. **No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right totransfer, 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.
4. **Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licenseeshall 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.
5. **Cancellation:** That, Subject to the condition of lock in period (if any), if the Licensee commitsdefault 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 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.



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***LEAVE AND LICENSE AGREEMENT***

* 1. **Possession:** That the immediately at on the expiration or termination or cancellation of thisagreement 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.

1. **Furniture and Appliances:** The said premises is having the Furniture and Appliancesmentioned 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
2. **Registration:** This Agreement is to be registered and the expenditure of Stamp duty andregistration 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. 1, Built-up :710 Square Feet, situated on the 2ND FLOOR Floor of a Building known as 'SR NO. 39/3' standing on the plot of land bearing Survey Number :39/3,Road: MATE NAGAR 5, Location: VADGAON SHERI PUNE 411014, of Village:Vadgaon sheri ,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**

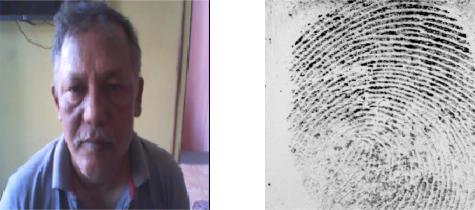
(Being the correct description of Furniture and Appliances in the premise)



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***LEAVE AND LICENSE AGREEMENT***

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  | Sr No. |  | Item | |  | Number of | |  |  |  |
|  |  |  |  |  |  |  |  |  |  | Units |  |  |  |  |
|  |  |  |  |  | 1 |  | Fan | |  | 03 |  |  |  |  |
|  |  |  |  |  | 2 |  | Tube light | |  | 03 |  |  |  |  |
|  |  |  |  |  | 3 |  | Bed | |  | 01 |  |  |  |  |
|  |  |  |  |  | 4 |  | Table | |  | 01 |  |  |  |  |
|  |  |  |  |  | 5 |  | Gas Geezer | |  | 01 |  |  |  |  |
|  |  |  |  |  | 6 |  | Curtains | |  | 04 |  |  |  |  |
|  |  |  |  |  | 7 |  | Other | |  | 01 |  |  |  |  |
|  |  |  |  |  | 8 |  | tv unit | |  | 00 |  |  |  |  |
|  |  |  |  |  | | |  |  |  | |  | |  |  |
|  |  |  |  | **Name & Address** | | |  |  | **Photo** | | **Thumb Image** | | **Digitally** |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  | **signed** |  |
| **Licensor** |  | | | | | |  |  |  |  |  |  |  |  |
| Mr.Bisht Surendra Balwant | | | | | | |  |  |  |  |  |  |  |  |
| **Address:**Flat No:MATE NAGAR SOCIETY, Floor | | | | | | | |  |  |  |  |  | Not Available |  |
| No:MATE NAGAR, Building Name:SR NO.39/3, | | | | | | | |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
| Block Sector:VADGAONSHERI, Road:MATE | | | | | | | |  |  |  |  |  |  |  |
| NAGAR, PUNE, Pune, Maharashtra, 411014 | | | | | | | |  |  |  |  |  |  |  |
| **Licensee** | |  | | | | |  |  |  |  |  |  |  |  |
| Mr.Kumar Tarun | | | | | | |  |  |  |  |  |  |  |  |
| **Address:**Flat No:1, Floor No:GROUND, Building | | | | | | | |  |  |  |  |  | Not Available |  |
| Name:R Z A-1/125, Block Sector:DABRI, | | | | | | |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| Road:VIJAY ENCLAVE, DELHI, South west delhi, | | | | | | | |  |  |  |  |  |  |  |
| Delhi, 110045 | | | | | | |  |  |  |  |  |  |  |  |
| **Witness of execution of all executants** | | | | | | |  |  |  |  |  |  |  |  |
| Singhal Monika | | | |  | | |  |  |  |  |  |  |  |  |
| **Address:** Block Sector:VIJAY ENCLAVE DABRI, | | | | | | | |  |  |  |  |  | Not Required |  |
| Road:R Z A-1/125 , DABRI, South west delhi, | | | | | | | |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
| Delhi, 110045 | | | | | | |  |  |  |  |  |  |  |  |
|  |  |  |  |  | | |  |  |  |  |  |  |  |  |
| **Witness of execution of all executants** | | | | | | |  |  |  |  |  |  |  |  |
| Bisht Durga | | | | | | |  |  |  |  |  |  |  |  |
|  | | |  | | | | |  |  |  |  |  |  |  |
| **Address:** Block Sector:VADGAONSHERI, | | | | | | | |  |  |  |  |  | Not Required |  |
| Road:SR NO.39/3 MATE NAGAR, PUNE, Pune, | | | | | | | |  |  |  |  |  |  |
|  |  |  |  |  |  |  |
| Maharashtra, 411014 | | | | | | |  |  |  |  |  |  |  |  |
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**Admission Of Execution / Identification**



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***LEAVE AND LICENSE AGREEMENT***

The following parties have admitted that they have executed the Agreement of Leave and Licenses

* the identifires 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,** | | | | | | | | | **Date & Time of** | **Date ,Time of** | **Information received from** | |  |
| **Name & UID** | | | | | | | | | **Admission** | **Verification** | **UIDAI(Name,Gender,Aadhaar No,Photo)** | |  |
|  |  |  |  |  |  |  |  |  |  | **with UIDAI** |  |  |  |
| **Licensor** | |  | | | | | | |  |  |  |  |  |
| Bisht Surendra | | | | | |  | | | 27/04/2019 | 27/04/2019 | Surendra Balwant Bisht, Male, |  |  |
| Balwant | | | | | | | | | 11:09:20 AM | 11:09:52 AM | XXXX XXXX 8332 |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Licensee** | | |  | | | | | |  |  |  |  |  |
| Kumar Tarun | | | | | | | | | 27/04/2019 | 27/04/2019 | Tarun Kumar, Male, XXXX |  |  |
|  |  |  |  |  |  |  |  |  | 11:07:11 AM | 11:07:50 AM | XXXX 3214 |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **identifier for all** | | | | | | | | |  |  |  |  |  |
| **executants** | | | | | | | |  | 27/04/2019 | 27/04/2019 | Durga Surendra Bisht, Female, |  |  |
|  | | | |  | | |  | | 11:13:21 AM | 11:13:52 AM | XXXX XXXX 4555 |  |  |
| Bisht Durga | | | | | | | | |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **identifier for all** | | | | | | | | |  |  |  |  |  |
| **executants** | | | | | | | |  | 27/04/2019 | 27/04/2019 | Monika Singhal, Female, XXXX |  |  |
|  | | | |  | | |  | | 11:11:11 AM | 11:11:37 AM | XXXX 0935 |  |  |
| Singhal Monika | | | | | | | | |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |



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