


514/10265/2023	Registration No. :39M	4:55 PM
Receipt		
Village Name: Varsova	Receipt No.:11101	Date: 12/06/2023
Document No.: BDR18/10265/2023		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Mrs Singh Rina		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Chhaparia Naman Nevaskar Piyush Virendra Agarwal Mann Girish Singhal Aditya Raj Anand Kumar is received for registration.		
Joint S.R. Andheri 7		
Stamp duty of Rs. 1695.80/- is paid by GRN MH003368467202324P on 11/06/2023 Registration fee of Rs. 1000/- is paid by GRN MH003368467202324P on 11/06/2023		
Thumb Impression of Joint S.R. Andheri 7 :		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		



Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1695.80/-	MH003368467202324P	11/06/2023
Registration Fee	Rs. 1000/-	MH003368467202324P	11/06/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/06/2023 at Andheri

Between,

1) **Name:** Mrs Singh Rina , Age : About 43 Years, Occupation : Any Other, PAN : BSCPS7278D
Residing at: Flat No:-, Floor No:-, Building Name:Darjeepara Beadon, Block Sector:Bankura
Kolkata West Bengal, Road:Abinash Kabiraj Street, Bankura, Bankura, West bengal, 700006

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.Chhaparia Naman , Age : About 20 Years, Occupation : Any Other, PAN : CNAPC8491A Residing at: Flat No:-, Floor No:-, Building Name:Gola Bazar, Block
Sector:Khalilabad Uttar Pradesh, Road:Sankatmochan Sant Kabir Nagar, Khalilabad, Basti, Uttar
pradesh, 272175

2) **Name:** Mr.Nevaskar Piyush Virendra, Age : About 20 Years, Occupation : Any Other, PAN : CUZPN1819H Residing at: Flat No:A-1 1002, Floor No:10, Building Name:Rahul Towers, Block
Sector:Opp. Maharaja Complex Kothrud Pune City Pune, Road:Right Bhusari Colony Paud Road ,
Kothrud, Pune, Maharashtra, 411038

3) **Name:** Mr.Agarwal Mann Girish, Age : About 19 Years, Occupation : Any Other, PAN : EROPA7936Q Residing at: Flat No:Flat - D Building 1, Floor No:7 Floor, Building Name:Geras
Emerald City, Block Sector:Pune City Pune, Road:Baner, Baner, Pune, Maharashtra, 411045

4) **Name:** Mr.Singhal Aditya Raj Anand Kumar, Age : About 19 Years, Occupation : Any Other, PAN : PXOPS5191A Residing at: Flat No:A-1204, Floor No:12, Building Name:Mantri Greens
Apartment, Block Sector:Bengaluru Karnataka, Road:Malleshwaram Bangalore North,
Malleshwaram, Bangalore, Karnataka, 560003

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 Licenser 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 10/06/2023 and ending on 09/05/2024, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser 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 Licenser 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 10/06/2023 and ending on 09/05/2024

2) License Fee & Deposit: That the Licensees shall pay to the Licenser License fee at the rate of Rs. 60000(Sixty Thousand Only) per month towards the compensation and Rs. 200000(Two Lakh 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 Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 3160222668909, dated – 09/06/2023, drawn on the Licensee's Banking Account with United bank of india Bank, Khalilabad Branch. Amount Rs.100000/-(One Lakh Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 316119193667, dated – 10/06/2023, drawn on the Licensee's Banking Account with Hdfc bank Bank, Paud road branch Branch. Amount Rs.50000/-(Fifty Thousand Only) 3] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 316248046483, dated – 11/06/2023, drawn on the Licensee's Banking Account with Hdfc bank Bank, Paud road btanch Branch. Amount Rs.50000/-(Fifty 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 Licenser.

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 Licenser 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 6 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) Miscellaneous: For delay in payment, licensee shall pay penalty Rs.500/- per day. In case of non payment for 2 consecutive months, licensor shall have right to terminate the agreement. On Expiry or early termination of this Agreement, the Licensor, shall return to the Licensee the said Security Deposit of Rs. 2,00,000/- after deducting a Retention Amount of Rs. 20,000/- to meet any outstanding liability towards unpaid utility bills, etc, towards any damages and maintenance work required in the said Flat. The Retention Amount shall be returned after meeting relevant expenses within a period of 30 days from the date of return security deposit. If licensee fails to vacate premises on completion of agreement, it shall be liable to pay penalty of Rs. 1,000/- per day over and above monthly compensation until licensee vacates premises.

14) 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 .







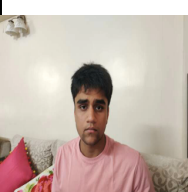

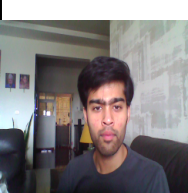



SCHEDULE I

(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. 1102, Built-up :750 Square Feet, situated on the 11 Floor of a Building known as 'Neminath Luxeria ' standing on the plot of land bearing C.T.S. Number :1374/B & Survey Number :120, Road: Plot No. 72 S V P Nagar, Location: Mhada Andheri West Mumbai 400053, of Village:Varsova, situated within the revenue limits of Tehsil Andheri and Dist Mumbai Sub-urban District and situated within the limits of Mumbai 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> Mrs Singh Rina Address: Flat No:-, Floor No:-, Building Name: Darjeepara Beadon, Block Sector: Bankura Kolkata West Bengal, Road: Abinash Kabiraj Street, Bankura, Bankura, West bengal, 700006			Not Available
<u>Licensees</u> Mr. Chhaparia Naman Address: Flat No:-, Floor No:-, Building Name: Gola Bazar, Block Sector: Khalilabad Uttar Pradesh, Road: Sankatmochan Sant Kabir Nagar, Khalilabad, Basti, Uttar pradesh, 272175			Not Available
<u>Licensees</u> Mr. Nevaskar Piyush Virendra Address: Flat No: A-1 1002, Floor No: 10, Building Name: Rahul Towers, Block Sector: Opp. Maharaja Complex Kothrud Pune City Pune, Road: Right Bhusari Colony Paud Road, Kothrud, Pune, Maharashtra, 411038			Not Available
<u>Licensees</u> Mr. Agarwal Mann Girish Address: Flat No: Flat - D Building 1, Floor No: 7 Floor, Building Name: Geras Emerald City, Block Sector: Pune City Pune, Road: Baner, Baner, Pune, Maharashtra, 411045			Not Available
<u>Licensees</u> Mr. Singhal Aditya Raj Anand Kumar Address: Flat No: A-1204, Floor No: 12, Building Name: Mantri Greens Apartment, Block Sector: Bengaluru Karnataka, Road: Malleshwaram Bangalore North, Malleshwaram, Bangalore, Karnataka, 560003			Not Available
<u>Witness of execution of all executants</u> Hadkar Darshana Sunil Address: Flat No: G-2, Floor No: Ground, Building Name: Tanmaya Apartment, Block Sector: Versova Andheri West, Road: Patil Lane No.2, Versova, Mumbai, Maharashtra, 400061			Not Required






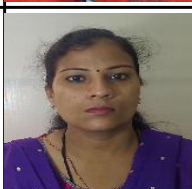



Witness of execution of all executants <u>Yadav Rishu kumar</u> Address: Flat No:-, Floor No:-, Building Name:Pohadi Wela, Block Sector:Ghanshyampur Bihar, Road:Darbhanga, Ghanshyampur, Darbhanga, Bihar, 847427			Not Required
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Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiere 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 Mrs Singh Rina	10/06/2023 09:10:15 PM	10/06/2023 09:11:02 PM	Rina Singh, Female, XXXX XXXX 7111	
Licensees Chhaparia Naman	09/06/2023 05:09:53 PM	09/06/2023 05:10:32 PM	Naman Chhaparia, Male, XXXX XXXX 7965	
Licensees Nevaskar Piyush Virendra	09/06/2023 05:31:42 PM	09/06/2023 05:32:05 PM	Piyush Virendra Nevaskar, Male, XXXX XXXX 4954	
Licensees Agarwal Mann Girish	10/06/2023 12:20:28 PM	10/06/2023 12:21:04 PM	Mann Girish Agarwal, Male, XXXX XXXX 1417	
Licensees Singhal Aditya Raj Anand Kumar	10/06/2023 01:41:07 PM	10/06/2023 01:41:29 PM	Aditya Raj Singhal, Male, XXXX XXXX 1258	
Identifier for all executants Hadkar Darshana Sunil	11/06/2023 11:24:04 AM	11/06/2023 11:24:30 AM	Darshana Sunil Hadkar, Female, XXXX XXXX 5515	
Identifier for all executants Yadav Rishu kumar	11/06/2023 11:44:14 AM	11/06/2023 11:44:36 AM	Rishu Kumar Yadav, Male, XXXX XXXX 8526	



Village Name : Varsova

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.200000/-
(3) Licence Fee	Rs.60000/-
(4) Property Description	Corporation: Mumbai, Other details: Apartment/Flat No:1102, Floor No:11, Building Name:Neminath Luxeria , Block Sector:Mhada Andheri West Mumbai 400053, Road:Plot No. 72 S V P Nagar, City:Varsova, District:Mumbai Sub-urban District, C.T.S. Number : 1374/B, Survey Number : 120, Leave and License Months:11
(5) Area	750 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Singh Rina Age: 43 Address: Flat No:-, Floor No:-, Building Name:Darjeepara Beadon, Block Sector:Bankura Kolkata West Bengal, Road:Abinash Kabiraj Street, City:Bankura, District:Bankura, State:West bengal, Pin:700006 PAN: BSCPS7278D
(8) Licensee Name and Address	1) Name: Chhaparia Naman Age: 20 Address: Flat No:-, Floor No:-, Building Name:Gola Bazar, Block Sector:Khalilabad Uttar Pradesh, Road:Sankatmochan Sant Kabir Nagar, City:Khalilabad, District:Basti, State:Uttar pradesh, Pin:272175 PAN: CNAPC8491A 2) Name: Nevaskar Piyush Virendra Age: 20 Address: Flat No:A-1 1002, Floor No:10, Building Name:Rahul Towers, Block Sector:Opp. Maharaja Complex Kothrud Pune City Pune, Road:Right Bhusari Colony Paud Road , City:Kothrud, District:Pune, State:Maharashtra, Pin:411038 PAN: CUZPN1819H 3) Name: Agarwal Mann Girish Age: 19 Address: Flat No:Flat - D Building 1, Floor No:7 Floor, Building Name:Geras Emerald City, Block Sector:Pune City Pune, Road:Baner, City:Baner, District:Pune, State:Maharashtra, Pin:411045 PAN: EROPA7936Q 4) Name: Singhal Aditya Raj Anand Kumar Age: 19 Address: Flat No:A-1204, Floor No:12, Building Name:Mantri Greens Apartment, Block Sector:Bengaluru Karnataka, Road:Malleshwaram Bangalore North, City:Malleshwaram, District:Bangalore, State:Karnataka, Pin:560003 PAN: PXOPS5191A
(9) Date of Execution	11/06/2023
(10) Date of Registration	12/06/2023
(11) Registration Number/Year	10265/2023
(12) Stamp Duty	Rs.1695.80/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Andheri 7 :