

LEAVE AND LICENSE AGREEMENT

This Agreement is made and executed on this 22nd day of August, 2025 at Mumbai.

BETWEEN:

Mr. Vikram Khanna, son of Mr. Rajesh Khanna, aged 58 years, residing at 15, Vasant Vihar, New Delhi - 110057, (hereinafter referred to as the "**LICENSOR**", which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, successors, administrators, and assigns) of the **ONE PART**;

AND

Ms. Sneha Patil, daughter of Mr. Suresh Patil, aged 32 years, residing at 204, Harmony Apartments, FC Road, Pune, Maharashtra - 411004, (hereinafter referred to as the "**LICENSEE**", which expression unless it be repugnant to the context or meaning thereof shall mean and include her heirs, successors, administrators, and assigns) of the **OTHER PART**.

WHEREAS:

1. The Licensor is the absolute owner of a residential flat being Flat No. 703, on the 7th Floor of 'Sea View' Cooperative Housing Society, Carter Road, Bandra (West), Mumbai - 400050, admeasuring approximately 850 sq. ft. (carpet area), consisting of two bedrooms, a hall, a kitchen, and two bathrooms (hereinafter referred to as the "**Licensed Premises**").
2. The Licensee has approached the Licensor to grant a license to use and occupy the Licensed Premises for residential purposes.
3. The Licensor has agreed to grant the license to the Licensee on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. GRANT OF LICENSE

The Licensor hereby grants to the Licensee a revocable leave and license to occupy and use the Licensed Premises for a period of 11 (eleven) months, commencing from September 1, 2025, and ending on July 31, 2026.

2. LICENSE FEE

The Licensee shall pay the Licensor a monthly license fee of ₹95,000/- (Rupees Ninety-Five Thousand only). This amount shall be payable in advance on or before the 5th day of each English calendar month.

3. INTEREST-FREE SECURITY DEPOSIT

The Licensee has paid the Licensor an interest-free refundable security deposit of ₹3,00,000/- (Rupees Three Lakh only). The Licensor shall refund this amount to the Licensee within 15 days of the expiry of this Agreement, subject to deductions for any unpaid dues, damages to the Licensed Premises beyond normal wear and tear, or breach of any terms of this Agreement.

4. OBLIGATIONS OF THE LICENSEE

The Licensee hereby covenants with the Licensor as follows:

- a. To use the Licensed Premises for residential purposes only for herself and her family.
- b. To pay all utility bills, including electricity, piped gas, internet, and any other charges levied for the services consumed on the Licensed Premises.
- c. To pay the monthly society maintenance charges to the 'Sea View' Cooperative Housing Society directly.
- d. Not to cause any nuisance or annoyance to the other occupants of the building.
- e. Not to sublet, assign, or transfer the benefit of this Agreement to any other person.
- f. To maintain the Licensed Premises in a good and clean condition and not to make any structural alterations without the prior written consent of the Licensor.

5. OBLIGATIONS OF THE LICENSOR

The Licensor hereby covenants with the Licensee as follows:

- a. To ensure the Licensee has peaceful possession and enjoyment of the Licensed Premises during the term of the license, provided the Licensee abides by the terms of this Agreement.
- b. To pay all property taxes and other statutory dues related to the Licensed Premises.

6. TERMINATION

This Agreement is subject to a lock-in period of 6 (six) months, during which neither party can terminate this Agreement. After the expiry of the lock-in period, either party may terminate this Agreement by giving one (1) month's prior written notice to the other party.

7. REGISTRATION

The Parties agree that this Leave and License Agreement shall be registered with the competent authority as required by the Maharashtra Rent Control Act, 1999, and the Registration Act, 1908. The cost of stamp duty and registration fees shall be borne equally by the Licensor and the Licensee.

8. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by the laws of India. The courts in Mumbai shall have exclusive jurisdiction to entertain any dispute arising out of this Agreement.

IN WITNESS WHEREOF, the parties have put their respective hands on this Agreement on the date first above written.

SIGNED AND DELIVERED by the within named LICENSOR

Mr. Vikram Khanna

(Signature)

SIGNED AND DELIVERED by the within named LICENSEE

Ms. Sneha Patil

(Signature)

WITNESSES:

1. Name: Arjun Desai

Address: 501, Bayview Towers, Worli, Mumbai

2. Name: Meera Iyer

Address: 302, Palm Grove, Bandra, Mumbai