

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 728.80/-	MH004807146201617P	30/09/2016
Registration Fee	Rs. 1000/-	MH004807146201617P	30/09/2016

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 29/09/2016 at Pune

Between,

1) **Name:** Mr.Sonawani Vinod Devidas, Age : About 47 Years, Occupation : Business, PAN: ASWPS4623H, Aadhaar: 371697199731 Residing at: Flat No:202, Floor No:Near Bank of India, Building Name:Viman Elegance, Block Sector:Viman nagar, Road:Nagar Road, Viman Nagar, PUNE, MAHARASHTRA, 411014

HEREINAFTER called 'the Licensors (which expression shall mean and include the Licensors above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr.Bukya Srikanth , Age : About 21 Years, Occupation : Service, PAN: BUUPB8519G, Aadhaar: 694129472334 Residing at: Flat No:8ward, Floor No:Sri Nagar Colony, Building Name:1-7-197/6/A1, Block Sector:Suryapet, Road:Suryapet muncipality, Suryapet, NALGONDA, ANDHRA PRADESH, 508213

2) **Name:** Mr.Hansaria Himanshu , Age : About 23 Years, Occupation : Student, PAN: AIKPH3164Q, Aadhaar: 918055537953 Residing at: Flat No:C501, Floor No:Mayur Vihar , Building Name:Anand Lok Society, Block Sector:Delhi, Road:Phase 1, Patparganj, EAST DELHI, DELHI, 110091

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees above named).

WHEREAS the Licensors 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 his Residential use has/have approached the Licensors 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 01/10/2016 and ending on 31/08/2017, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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 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 01/10/2016 and ending on 31/08/2017

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 26000(Twenty-Six Thousand 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 Cash. 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 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 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 his belongings from the Licensed premises, without recourse to the Court of Law.

12) Furniture and Appliances: The said premises is having the Furniture and Appliances mentioned 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

13) Miscellaneous: 1. Wooden Cheair -1 ,2. TV showcase with TV, 3.Gals Dyning Tabel with 4 Cheers,4.Curton Road with curtens -3 , 5.Modulae Kitchen ,6.GAS celender HP with shegdi,7.Dressing Mirror ,8. 2 mattresses with 2 pillow .

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.

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. 202, Built-up :1080 Square Feet, situated on the 2nd Floor Floor of a Building known as 'Viman Elegance' standing on the plot of land bearing Plot Number :68/4+5,Road: Nagar Road , Location: Viman Nagar, 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.


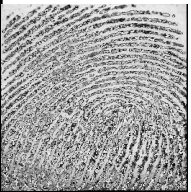








SCHEDULE II

(Being the correct description of Furniture and Appliances in the premis



Sr No.	Item	Number of Units
1	Fan	3
2	Air Conditioner	2
3	Fridge	1



Name & Address	Photo	Biometric Thumb Impression	Digitally signed
Licensors Name: Mr.Sonawani Vinod Devidas Aadhaar: 371697199731 Address: Flat No:202, Floor No:Near Bank of India, Building Name:Viman Elegance, Block Sector:Viman nagar, Road:Nagar Road, Viman Nagar, PUNE, MAHARASHTRA, 411014			Not Available
Licensees Name: Mr.Bukya Srikanth Aadhaar: 694129472334 Address: Flat No:8ward, Floor No:Sri Nagar Colony, Building Name:1-7-197/6/A1, Block Sector:Suryapet, Road:Suryapet municipality, Suryapet, NALGONDA, ANDHRA PRADESH, 508213			Not Available
Licensees Name: Mr.Hansaria Himanshu Aadhaar: 918055537953 Address: Flat No:C501, Floor No:Mayur Vihar , Building Name:Anand Lok Society, Block Sector:Delhi, Road:Phase 1, Patparganj, EAST DELHI, DELHI, 110091			Not Available
Witness of execution -cum- identifier for all executants Name : Mopid Abijit Aadhaar : 685128954487 Address: Flat No:234, Building Name:Ram Soc., Block Sector:Yerwada, Road:Near Phule Nagar RTO , Yerwada, PUNE, MAHARASHTRA, 411006			Not Required
Witness of execution -cum- identifier for all executants Name : Nikam Vikas Aadhaar : 280279233456 Address: Flat No:Runwal Park, Building Name:Sr.no.18/2, Block Sector:Dighi, Road:Alandi Road, Dighi, PUNE, MAHARASHTRA, 411015			Not Required

