

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 757.00/-	MH009330830202425E	06/10/2024
DHC	Rs. 300/-	1024062203505	06/10/2024
Registration Fee	Rs. 500.00/-	MH009330830202425E	06/10/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 06/10/2024 at Pune
Between,

1) **Name:** Mr.Govind Kumar, Age : About 38 Years, PAN : AYTPK6907F Residing at: Building Name: Symphony Apartment, Block Sector:Near Megapolis Circle, Road:Hinjewadi Phase 3, Maan, Pune, Maharashtra, 411057

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

AND

1) **Name:** Mr.Manish . , Age : About 27 Years Residing at: Block Sector:Postal Park, Road:Indira Nagar Road No-4, Patna GPO, Patna, Bihar, 800001

2) **Name:** Mr.Priyabrata Mandal , Age : About 24 Years Residing at: Block Sector:Dhaita, Road:., Shibpur, Birbhum, West bengal, 731102

3) **Name:** Mr.Nilesh Anil Maske, Age : About 25 Years Residing at: Building Name:Maske Mala, Block Sector:Malshiras, Road:Piliv Road, Tal- Malshiras, Solapur, Maharashtra, 413107

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

WHEREAS the Lessor 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 Lessor 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 01/10/2024 and ending on 31/08/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor 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 01/10/2024 and ending on 31/08/2025

2) License Fee & Deposit: That the Licensees shall pay to the Licenser License fee at the rate of Rs. 27000(Twenty-Seven 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 Transaction Reference No. xxxx, dated – 01/10/2024, drawn on the Licensee's Banking Account with --select-- Bank, ----- Branch. 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 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 Licenser 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 Licenser.

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 Licenser shall on reasonable notice given by the Licenser 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 Licenser 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 Licenser 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 Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

12) 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 Licenser 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. B1- 110, Built-up :56.15 Square Meter, situated on the 1 Floor of a Building known as 'SYMPHONY APARTMENT' standing on the plot of land bearing Plot Number :R-1/1,R-1/2,R-1/3,R-1/4,Road: Maan, Location: Hinjewadi Phase 3, Pune 411057, of Village:Maan,situated within the revenue limits of Tehsil Mulashi and Dist Pune

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 Verified	Digitally signed
Licensor Mr.Govind Kumar Address: Building Name:Symphony Apartment, Block Sector:Near Megapolis Circle, Road:Hinjewadi Phase 3, Maan, Pune, Maharashtra, 411057			Not Available
Licensees Mr.Manish . Address: Block Sector:Postal Park, Road:Indira Nagar Road No-4, Patna GPO, Patna, Bihar, 800001			Not Available
Licensees Mr.Priyabrata Mandal Address: Block Sector:Dhaita, Road:.., Shibpur, Birbhum, West bengal, 731102			Not Available
Licensees Mr.Nilesh Anil Maske Address: Building Name:Maske Mala, Block Sector:Malshiras, Road:Piliv Road, Tal-Malshiras, Solapur, Maharashtra, 413107			Not Available
Witness of execution of all executants Rohit Tribhuvan Address: Block Sector:-, Road:.., Vadgaoan Sheri, Pune, Maharashtra, 411014			Not Required
Witness of execution of all executants Pratiksha Gaikwad Address: Block Sector:-, Road:.., Vadgoan Sheri, Pune, Maharashtra, 411014			Not Required

Admission Of Execution / Identification

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, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No,Photo)
Licensor <u>Govind Kumar</u>	07/10/2024 01:47:22 PM	07/10/2024 01:50:35 PM	Govind Kumar, Male, 1223872071387926528
Licensees <u>Priyabrata Mandal</u>	06/10/2024 07:07:55 PM	06/10/2024 07:08:46 PM	PRIYABRATA MONDAL, Male, 1292481181775323136
Licensees <u>Nilesh Anil Maske</u>	06/10/2024 07:06:07 PM	06/10/2024 07:07:35 PM	Nilesh Anil Maske, Male, 1211654492636401664
Licensees <u>Manish .</u>	06/10/2024 07:09:05 PM	06/10/2024 07:09:29 PM	Manish, Male, 1292481359458623488
identifier for all executants <u>Pratiksha Gaikwad</u>	07/10/2024 04:17:36 PM	07/10/2024 04:17:46 PM	Pratiksha Balkrishna Gaikwad, Female, 1167788343259848704
identifier for all executants <u>Rohit Tribhuvan</u>	07/10/2024 04:54:00 PM	07/10/2024 04:54:09 PM	Rohit Lazrus Tribhuvan, Male, 1224622447577878528

