

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 506.50/-	MH002541746202425E	24/05/2024
DHC	Rs. 300/-	0524255205405	24/05/2024
Registration Fee	Rs. 1000/-	MH002541746202425E	24/05/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 24/05/2024 at PUNE

Between,

1) **Name:** Mrs Dipti Aniket Khandekar, Age : About 44 Years, Occupation : Housewife, PAN : BGBPK4233R Residing at: Flat No:5, E Building, Building Name:State Bank Nagar, Block Sector:Bibwewadi, Road:Uppar Indira Nagar Road, Bibwewadi, PUNE, MAHARASHTRA, 411037

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.Yash Vivek Bhale, Age : About 19 Years Residing at: Block Sector:Mu Po Anwa, Road:--, Ta. Bhokardan, Jalna, Maharashtra, 431112

2) **Name:** Mr.Vedant Digambar Rawale, Age : About 19 Years Residing at: Block Sector:37 A Gut No. 140 Shri Swami Samarth Nagar, Road:Rose Buds School Javal, Cidco Waluj Mahanagar 1. Tisgaon, Aurangabad, Maharashtra, 431136

3) **Name:** Mr.Vaibhav Baban Pokale, Age : About 18 Years Residing at: Block Sector:Chinchala, Road:--, Beed, Beed, Maharashtra, 414203

4) **Name:** Mr.Vitthal Rajendra Yangale, Age : About 19 Years Residing at: Block Sector:At Jamkhed Po Chondi, Road:--, VTC - Mukhed, Nanded, Maharashtra, 431715

5) **Name:** Mr.Sujal Satish Pawar, Age : About 19 Years Residing at: Block Sector:Adarsh Vasahat. Karwanchi Wadi, Road:754 - B Lane, Pomendi Budruk, Ratnagiri, Maharashtra, 415612

6) **Name:** Mr.Nitesh Rajendra Tandel, Age : About 20 Years Residing at: Block Sector:Talekar Wadi, Road:--, Jakimirya, Ratnagiri, Maharashtra, 415612

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 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 01/06/2024 and ending on 30/04/2025, 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 01/06/2024 and ending on 30/04/2025

2) License Fee & Deposit: That the Licensees shall pay to the Licenser License fee at the rate of Rs. 18000(Eighteen Thousand Only) per month towards the compensation and Rs. 50000(Fifty 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. 414540143674, dated – 24/05/2024, drawn on the Licensee's Banking Account with State bank of india Bank, 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 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 Licensors shall on reasonable notice given by the Licensors 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) Miscellaneous: 1. Licensee has to pay MNGL gas bill time to time. 2. Licensee are residing for education purpose. They are studying engineering in VIT college, Pune. 3. It is agreed between the licensor and licensees that licensees will pay monthly license fee by google pay or any other UPI or bank transfer. 4.If anyone of the abovesaid licensee vacate the said flat during the agreement period then other remaining licensee has to pay full rent to the licensor. 5.If there will be any misbehave from the licensees or create any nuisance which disturbs other flat holders and licensor get any complaint from the other flat holders then all the licensees have to vacate the said flat within 48 hours. 6.No one is allowed to reside in the said flat other than the above said licensees. If it is notice then licensor will ask the licensee to vacate the said flat within 48 hours.

13) 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 Licensors 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. 5, E Building, Built-up :803 Square Feet, situated on the 2 nd Floor of a Building known as 'State Bank Nagar Bibavewadi Prkalp' standing on the plot of land bearing Survey Number :666/1/1A,Road: Swami Vivekanand Road, Location: Pune 411037, of Village:Bibavewadi,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.



Name & Address	Photo	Thumb Verified	Digitally signed
Licensors Mrs Dipti Aniket Khandekar Address: Flat No:5, E Building, Building Name:State Bank Nagar, Block Sector:Bibwewadi, Road:Uppar Indira Nagar Road, Bibwewadi, PUNE, MAHARASHTRA, 411037			Not Available
Licensees Mr.Yash Vivek Bhale Address: Block Sector:Mu Po Anwa, Road:--, Ta. Bhokardan, Jalna, Maharashtra, 431112			Not Available
Licensees Mr.Vedant Digambar Rawale Address: Block Sector:37 A Gut No. 140 Shri Swami Samarth Nagar, Road:Rose Buds School Javal, Cidco Waluj Mahanagar 1. Tisgaon, Aurangabad, Maharashtra, 431136			Not Available
Licensees Mr.Vaibhav Baban Pokale Address: Block Sector:Chinchala, Road:--, Beed, Beed, Maharashtra, 414203			Not Available
Licensees Mr.Vitthal Rajendra Yangale Address: Block Sector:At Jamkhed Po Chondi, Road:--, VTC - Mukhed, Nanded, Maharashtra, 431715			Not Available
Licensees Mr.Sujal Satish Pawar Address: Block Sector:Adarsh Vasahat. Karwanchi Wadi, Road:754 - B Lane, Pomendi Budruk, Ratnagiri, Maharashtra, 415612			Not Available
Licensees Mr.Nitesh Rajendra Tandel Address: Block Sector:Talekar Wadi, Road:--, Jakimiriya, Ratnagiri, Maharashtra, 415612			Not Available



Witness of execution of all executants <u>Shailendra Bhosale</u> Address: Block Sector:Bibwewadi, Road:Bibwewadi, Pune, Pune, Maharashtra, 411037			Not Required
Witness of execution of all executants <u>Arati Divekar</u> Address: Block Sector:Bibwewadi, Road:Bibwewadi, Pune, Pune, Maharashtra, 411037			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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)	
Licensors Mrs Dipti Aniket Khandekar	24/05/2024 08:08:05 PM	24/05/2024 08:08:31 PM	Dipti Aniket Khandekar, Female, 1190509728394403840	
Licensees Yash Vivek Bhale	24/05/2024 07:58:42 PM	24/05/2024 07:58:59 PM	Yash Vivek Bhale, Male, 1181818602061848576	
Licensees Vedant Digambar Rawale	24/05/2024 07:59:54 PM	24/05/2024 08:00:11 PM	Vedant Digambar Rawale, Male, 1172570199276675072	
Licensees Vaibhav Baban Pokale	24/05/2024 08:01:06 PM	24/05/2024 08:01:22 PM	Vaibhav Baban Pokale, Male, 1181824594539470848	
Licensees Vitthal Rajendra Yangale	24/05/2024 08:03:00 PM	24/05/2024 08:03:19 PM	Vitthal Rajendra Yangale, Male, 1243572509280391168	
Licensees Sujal Satish Pawar	24/05/2024 08:17:42 PM	24/05/2024 08:18:01 PM	Sujal Satish Pawar, Male, 1174387301713268736	
Licensees Nitesh Rajendra Tandel	24/05/2024 08:04:43 PM	24/05/2024 08:05:02 PM	Nitesh Rajendra Tandel, Male, 1168382424142864384	
Identifier for all executants Shailendra Bhosale	24/05/2024 08:06:44 PM	24/05/2024 08:07:02 PM	Shailendra Ramchandra Bhosale, Male, 1188362058980741120	
Identifier for all executants Arati Divekar	24/05/2024 08:19:18 PM	24/05/2024 08:19:36 PM	Arati Amar Divekar, Female, 1167798727731662848	

