

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 534.00/-	MH004903491201617E	02/04/2016
Registration Fee	Rs. 1000/-	MH004903491201617E	02/04/2016

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 05/04/2016 at Mumbai

Between,

1) **Name:** Mrs./Shrimati/Miss.Mirpuri Indra, Age : About 71 Years, PAN: ARHPM7199J, Aadhaar: Residing at: Flat No:102, Building Name:BHIMA BUILDING. WORLI SAGAR CHSL, Block Sector:NEAR WORLI POLICE CAMP WORLI, Road:SIR POCHKHANWALA ROAD, MUMBAI, MUMBAI, MAHARASHTRA, 400030

2) **Name:** Mr.Mirpuri Ishwar, Age : About 71 Years, PAN: ARHPM7199J, Aadhaar: Residing at: Flat No:102, Building Name:BHIMA BUILDING. WORLI SAGAR CHSL, Block Sector:NEAR WORLI POLICE CAMP WORLI, Road:SIR POCHKHANWALA ROAD, MUMBAI, MUMBAI, MAHARASHTRA, 400030

through their P.O.A. Mr.Adnani Vinod, Age : About 55 Years, PAN: AABPA5939K, Aadhaar: 480569621534 Residing at: Flat No:102, Building Name: BHIMA BUILDING, Block Sector:NEAR WORLI POLICE CAMP WORLI, Road:SIR POCHKHANWALA ROAD, MUMBAI, MUMBAI, MAHARASHTRA, 400030

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

AND

1) **Name:** Mr.Khan Rizwan, Age : About 26 Years, PAN: BXZPK9081N, Aadhaar: 426516109510 Residing at: Flat No:-, Building Name:SHIPRA RESIDENCY, Block Sector:NEAR MADHAV CLUB, Road:UNIVERSITY ROAD, UJJAIN, UJJAIN, MADHYA PRADESH, 456010

WHEREAS the Licensors are 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

01/04/2016 and ending on 28/02/2017, on terms and subject to conditions hereafter appearing.



AND WHEREAS the Licensors has 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 Licensors 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 Licensors License fee at the rate of Rs. 19000(Nineteen 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 Cash. 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 Licensors.
- 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 Licensors 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 Licensors.
- 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 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) 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. 35, Built-up :600 Square Feet, situated on the 3 Floor of a Building known as 'Green Field Rocks End CHS LTD.' standing on the plot of land bearing HOUSE NUMBER :35,Road: Jogeshwari Vikhroli Link Road, Location: Andheri East, of Village:Andheri,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.







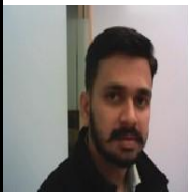

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)



Sr No.	Item	Number of Units
1	Fan	2
2	Tube light	2



Name & Address	Photo	Biometric Thumb Impression	Digitally signed
Licensors Name: Mr. <u>Mirpuri Indra and Mirpuri Ishwar</u> through his P.O.A. Mr. <u>Adnani Vinod</u> Aadhaar: <u>480569621534</u> Address: Flat No:102, Building Name: BHIMA BUILDING, Block Sector: NEAR WORLI POLICE CAMP WORLI, Road: SIR POCHKHANWALA ROAD, MUMBAI, MUMBAI, MAHARASHTRA, 400030			Not Available
Licensees Name: Mr. <u>Khan Rizwan</u> Aadhaar: <u>426516109510</u> Address: Flat No:-, Building Name: SHIPRA RESIDENCY, Block Sector: NEAR MADHAV CLUB, Road: UNIVERSITY ROAD, UJJAIN, UJJAIN, MADHYA PRADESH, 456010			Not Available
Witness of execution -cum- identifier for all executants Name : Pawar Pranil Aadhaar : 545139808749 Address: Block Sector: RISHI NAGAR, Road: H-10/16, UJJAIN, UJJAIN, MADHYA PRADESH, 456010			Not Required
Witness of execution -cum- identifier for all executants Name : Sawant Ajinkya Aadhaar : 898195345320			Not Required



Address: Block Sector:RISHI NAGAR, Road:H-10/16, UJJAIN, UJJAIN, MADHYA PRADESH, 456010



Thumb Impression of SRO

