

LEAVE AND LICENSE AGREEMENT

BETWEEN

Licensor(s)

Mr.Rokade Amol Namdev

Licensee(s)

Mr.Chormunge Aniruddha Prataprao

PERIOD: 11 Month's

Starting From	Ending at
1/8/2018	30/06/2019

REGISTERED As

Document No.	At	On
15478/2018	Joint S.R. Haveli 25	3/10/2018

ASSISTED By

REGISTERED RENT AGREEMENT / LEAVE AND LICENSE, POLICE TENANT INFORMATION, EKYC.



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Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 139.80/-	MH006757220201819E	01/10/2018
Registration Fee	Rs. 1000/-	MH006757220201819E	01/10/2018

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 30/09/2018 at Pune

Between,

1) **Name:** Mr. Rokade Amol Namdev, Age : About 30 Years, Occupation : Service, PAN : BPVPR0642J, Aadhaar: XXXX XXXX 3727 Residing at: Flat No:B-902, Floor No:9, Building Name:Imperia, Block Sector:Near Abhay CNG Pump, Road:Pune Saswad Road, Phursungi, PUNE, MAHARASHTRA, 412308

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

AND

1) **Name:** Mr. Chormunge Aniruddha Prataprao, Age : About 31 Years, Occupation : Any Other, Aadhaar: XXXX XXXX 7196 Residing at: Building Name:S/o Prataprao Govindrao Chormunge, Block Sector:Chormunge Vasti, Road:Ahmadnagar, Satral Songaon, AHMED NAGAR, MAHARASHTRA, 413711

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

WHEREAS the Licenser 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 Licensee herein is in need of temporary premises for Residential use has/have approached the Licenser with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 01/08/2018 and ending on 30/06/2019, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser have agreed to allow the Licensee 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 Licensee 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 Licensee for a period of 11 Months commencing from 01/08/2018 and ending on 30/06/2019

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 5000(Five Thousand Only) per month towards the compensation and Rs. 10000(Ten 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 Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.10000/-(Ten Thousand Only)

4) Maintenance Charges: That the all outgoing 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 Licensee for Residential purpose. The Licensee 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 Licensee at its own cost subject to normal wear and tear. The Licensee 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 Licensee 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 Licensee 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 Licensee 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 Licensee commits 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 Licensee 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 Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself 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 Licensee 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 Licensors equally.



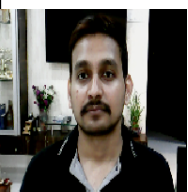





SCHEDULE I

(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. B-902, Built-up :864 Square Feet, situated on the Ninth Floor of a Building known as 'Imperia Society' standing on the plot of land bearing Survey Number :168/1A/1,2,3, Road: Pune Saswad Road, Location: Phursungi-412308, of Village:Phurasungi, 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 Image	Digitally signed
<u>Licensor</u> Mr.Rokade Amol Namdev Address: Flat No:B-902, Floor No:9, Building Name:Imperia, Block Sector:Near Abhay CNG Pump, Road:Pune Saswad Road, Phursungi, PUNE, MAHARASHTRA, 412308			Not Available
<u>Licensee</u> Mr.Chormunge Aniruddha Prataprao Address: Building Name:S/o Prataprao Govindrao Chormunge, Block Sector:Chormunge Vasti, Road:Ahmadnagar, Satral Songaon, AHMED NAGAR, MAHARASHTRA, 413711			Not Available
<u>Witness of execution of all executants</u> <u>Rokade Sharvari Amol</u> Address: Flat No:B-902, Floor No:9, Building Name:Imperia Society, Block Sector:Near Abhay CNG Pump, Road:Pune Saswad Road, Phursungi, PUNE, MAHARASHTRA, 412308			Not Required
<u>Witness of execution of all executants</u> <u>Singh Sunil Pratap</u> Address: Flat No:B-905, Floor No:9, Building Name:Imperia Society, Block Sector:Near Abhay CNG Pump, Road:Pune Saswad Road, Phursungi, PUNE, MAHARASHTRA, 412308			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiaries 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 No,Photo)	
Licensor Rokade Amol Namdev XXXX XXXX 3727	30/09/2018 07:22:21 PM	30/09/2018 07:22:31 PM	Amol Namdev Rokade, Male, XXXX XXXX 3727	
Licensee Chormunge Aniruddha Prataprao XXXX XXXX 7196	30/09/2018 07:22:42 PM	30/09/2018 07:22:52 PM	Aniruddha Prataprao Chormunge, Male, XXXX XXXX 7196	
Identifier for all executants Rokade Sharvari Amol XXXX XXXX 2455	30/09/2018 07:21:54 PM	30/09/2018 07:22:02 PM	Sharvari Amol Rokade, Female, XXXX XXXX 2455	
Identifier for all executants Singh Sunil Pratap XXXX XXXX 8653	30/09/2018 07:23:02 PM	30/09/2018 07:23:11 PM	Sunil Pratap Singh, Male, XXXX XXXX 8653	




Index -2**Village Name : Phurasungi**

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.10000/-
- (3) Licence Fee Rs.5000/-
- (4) Property Description Corporation: Pune, Other details: Apartment/Flat No:B-902, Floor No:Ninth, Building Name:Imperia Society, Block Sector:Phursungi-412308, Road:Pune Saswad Road, City:Phurasungi, District:Pune, Survey Number : 168/1A/1,2,3, Leave and License Months:11
- (5) Area 864 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Rokade Amol Namdev Age: 30 Address: Flat No:B-902, Floor No:9, Building Name:Imperia, Block Sector:Near Abhay CNG Pump, Road:Pune Saswad Road, City:Phursungi, District:PUNE, State:MAHARASHTRA, Pin:412308 PAN: BPVPR0642J
- (8) Licensee Name and Address Name: Chormunge Aniruddha Prataprao Age: 31 Address: Building Name:S/o Prataprao Govindrao Chormunge, Block Sector:Chormunge Vasti, Road:Ahmadnagar, City:Satral Songaon, District:AHMED NAGAR, State:MAHARASHTRA, Pin:413711 PAN:
- (9) Date of Execution 30/09/2018
- (10) Date of Registration 03/10/2018
- (11) Registration Number/Year 15478/2018
- (12) Stamp Duty Rs.139.80/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 25 :



GRN	MH006757220201819E	BARCODE				Date	01/10/2018-19:32:38			Form ID	36A									
Department					Inspector General Of Registration					Payer Details										
Type of Payment					Stamp Duty Registration Fee					TAX ID (If Any)										
										PAN No.(If Applicable)			BPVPR0642J							
Office Name					HVL28_HAVELI 28 JOINT SUB REGISTRAR					Full Name			Rokade Amol Namdev							
Location					PUNE															
Year					2018-2019 One Time					Flat/Block No.			B-902, Imperia Society, Survey Number :168/1A/1,2,3							
										Premises/Building										
Account Head Details					Amount In Rs.					Road/Street			Pune Saswad Road							
0030046401 Stamp Duty					140.00															
0030063301 Registration Fee					1000.00					Area/Locality			Phursungi							
										Town/City/District										
										PIN					4	1	2	3	0	8
										Remarks (If Any) SecondPartyName=Chormunge Aniruddha Prataprao~										
										Amount In			One Thousand One Hundred Forty Rupees Only							
Total					1,140.00					Words										
Payment Details					STATE BANK OF INDIA					FOR USE IN RECEIVING BANK										
Cheque-DD Details										Bank CIN		Ref. No.		00040572018100185735			IK00TTAIS7			
Cheque/DD No.						Bank Date		RBI Date		01/10/2018-19:33:19			Not Verified with RBI							
Name of Bank						Bank-Branch			STATE BANK OF INDIA											
Name of Branch						Scroll No. , Date			Not Verified with Scroll											

Department ID : Mobile No. : 9960028195
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.