



MAHARASHTRA

2023

जाडपत्र - 61AA 250194

अनुक्रमांक-128421

दिनांक

दस्तावा प्रकार

दस्त नोंदणी करणार आहे का ?

होय/नाही

मुद्रांक विकत घेणाऱ्याचे नाव Mrs. SANDHYA S. SAWANT

पत्ता व सहि-

Advocate & Notary

दुसऱ्या पदाकराचे नाव - Rajdeep Co-op: Hsg: Soc: Ltd., Sector - 4, Airoli, Navi Mumbai - 400 708.

मुद्रांक शुल्क रक्कम

मुद्रांक विक्रेत्याचे नाव

मुद्रांक विक्रीचे दिनांक

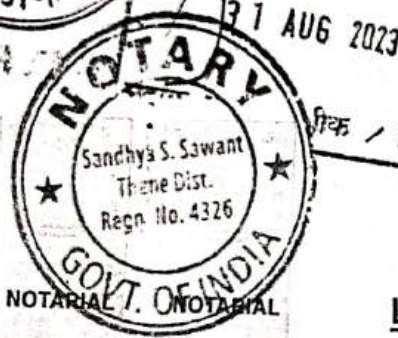
जय किसन, ऐरोली

परवाना मुद्रांक क्रमांक

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फ्लॉट - 99,

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### LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is made and entered

into at , on this day of , 2023 BETWEEN

MR. Jeetendra N. Vaidya

Aged years, Indian Inhabitant, residing at

Room No. 224, 1st Floor, Vaidya Niwas, Sector 20,

Near Vitha Govind Building, Airoli, Navi Mumbai - 400708

hereinafter called the "LICENSOR / OWNER" of the ONE PART (which

expression shall, wherever the context so required or admits, mean and

include his legal heirs, executors, administrators and permitted assigns)

AND

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NOTARIAL



MR. Ashwin Pandurang Jogle  
Room No. 103, First Floor, Wing B, Bhamudas  
Apartment, Near Gauri Devi Maidan, Alkali,  
Navi Mumbai; Thane, Maharashtra - 400708,

Indian Inhabitant, hereinafter called "LICENSEE" of the OTHER PART  
(which expression shall, wherever the context so required or admits,  
mean and include his legal heirs, executors, administrators and  
permitted assigns).

WHEREAS :

The Licenser is seized and possessed of or otherwise well and  
sufficiently entitled to a Flat No. 93, Building No. 230, Waij  
Nivas, Near Nitha Gaurind Building, Alkali, Sec. 20, Navi  
hereinafter referred to as the SAID PREMISES), which is in his exclusive  
possession. Mumbai - 400708

AND WHEREAS :

The Licensee being in need of accommodation requested to the  
Licenser to grant the Licensee his permission and licence to use of the  
said premises as hereunder described which the Licenser has granted to  
upon the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The Licenser hereby grants unto the Licensee his permission and  
licence to use of the partially / fully furnished said premises for the period  
of 11 months from 01/02/24 to 31/12/24 on the terms and  
conditions hereinafter contained.

2. The Licensee shall use the said premises only for residential  
purpose for himself or any of his family members only and not for other  
purpose.

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*[Signature]*

*[Signature]*

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3. In consideration of the licence and permission to use the said premises to the Licensee, the Licensee has paid to the Licensor by way of security deposit for such use a sum of Rs. 25,000/- (Rupees Twenty thousand Rupees Only) in advance upon the execution of this Agreement. The Licensor shall be entitled to retain without interest and the said amount shall be accounted for and paid back to the Licensee when this Agreement comes to an end. Thus in consideration thereof, the Licensee shall pay to the Licensor by monthly compensation an amount of Rs. 3300/- (Rupees eight thousand three hundred Only) in advance end of month. It is agreed that the rent amount will be increased by 10% after every 11 months as per the settlement between both the parties.

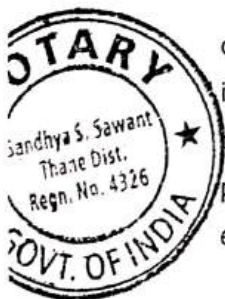
The Licensee hereby covenant with the Licensor as follows :

a) To duly and punctually pay the Electrical charges / parking charges / Gas connection Charges monthly by every month. The receipt will be handed over to the Licensor at the time of handing over the vacant possession by the Licensee to the Licensor. Society Maintenance Charges will be paid by the Licensor / Licensee.

b) To quit and remove himself his family, servants and their belongings from the said Premises at the end of months or upon the earlier termination of the permission and with the fixtures, fittings and therein proper conditions usual wear and tear accepted.

c) To permit the Licensor and his agents at all times to enter for inspection of the said premises, it being agreed that the Licensor shall be at all times in control, domination and possession of the said premises and the said premises shall not be deemed to be in the exclusive possession or use of the Licensee.

d) TO USE the said premises only for purpose mentioned in clause 2 above and not to use the same for business of for any illegal or immoral or improper purpose or as public house, not cause permit or suffer in any part thereof, anything which Apartment/Flat become nuisance or annoyance or cause damage to the Licensor or occupiers or neighbouring premises/properties.



*[Signature]*

*[Signature]*

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e) Not to make any damage, alteration in or to the said premises or other fixtures, fittings and amenities herein. The Licensee is responsible in respect of the such damage of the said premises and is liable to be compensation to the Licensor.

f) To pay monthly compensation every month in advance/end of month to the Owner by the Licensee at the latest .....

g) Not to claim any right or interest or any kind of nature whatsoever in the premises or use the parts thereof save and except to use the same as a bare Licensee.

4. It is hereby expressly agreed and declared that neither this Agreement nor anything contain shall be deemed to create any interest or estate in favour of the Licensee in the said premises either as tenant or otherwise it being that there relationship between the Licensor and the Licensee and not that be landlord and tenant.

5. Notwithstanding anything contained herein it shall be lawful for the Licensor in the event of any breach by the Licensee, any of the terms and conditions of the said Agreement to revoke the licence and premises granted by giving to the Licensee a ONE MONTH previous notice and if such notice in writing is given to the Licensee, then the Licensee shall handover the possession of the said premises to the Licensor after completion of the ONE MONTH notice period and the Licensee shall not claim any rights in respect of the said premises for the rest of the period.

6. In case the Licensee desires to handover the said premises to the Licensor in unavoidable circumstances before the completion of the said terms, it shall be lawful for the Licensee to give ONE MONTH termination notice in writing to the Licensor so as to enable the Licensor to mange the said security deposit to pay back the Licensee.

7. The Licensee/Caretaker shall not mortgage, sublet any part of the said Premises or shall not create charge / lien encumbrance of the said

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*V. J. Jyoti*

*A. Jyoti*

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premises in any manner and shall not create complication, injury to the said premises and to the rights of the Owner. Also he shall not make evidence documents with mollified intentions without knowledge of written consent of Owner, which may create impression of title/right, interest etc.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto executed this Agreement in manner hereinafter appearing on the day and the year herein above written.

SIGNED AND DELIVERED by the )  
With in named "LICENSOR" )  
MR. Jeetendra Vasant Vaitly )  
..... )



In the presence of :

1.



2.



SIGNED AND DELIVERED by the )  
with in named "LICENSEE" )  
MR. Ashwin Pandurang Ingle )  
Kundan Ramesh Patil )  
..... )  
..... )  
..... )



In the presence of :

1.

**NOTARISED**  
*[Signature]*  
**SANDHYA S. SAWANT**  
B.A., LL.M  
**ADVOCATE & NOTARY**  
1, Rajdeep C.H.S., Sector - 4  
Airoli, Navi Mumbai, Thane

Noted & Registered  
No. 1122/2024.....

22 FEB 2024

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29 FEB 2024

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