

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 2584.00/-	MH002764324202324P	29/05/2023
Registration Fee	Rs. 1000/-	MH002764324202324P	29/05/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 29/05/2023 at Mumbai

Between,

1) **Name:** Mr.Bansal Shiv shankar Indermal, Age : About 70 Years, PAN : AAGPB2045L Residing at: Flat No:A-14, Building Name:Samir Apartment , Block Sector:Opp Bank Of India, Road:169, S.V. Road , Andheri West, Mumbai, Maharashtra, 400058

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

AND

1) **Name:** Mr.Kedia Arvind , Age : About 19 Years, PAN : LPAPK6694E Residing at: Block Sector:Jugsalai, Road:Ram Tekri Road, East Singhbhum, East singhbhum, Jharkhand, 831006

2) **Name:** Mr.Garodia Sarang , Age : About 19 Years, PAN : EENPG5434R Residing at: Flat No:1101 Block - B, Floor No:11th, Building Name:Panchratana Heights, Block Sector:Chandni Chowk, Road:Kanke Bazar, Ranchi, Ranchi, Jharkhand, 834008

3) **Name:** Mr.Agrawal Anirudh , Age : About 19 Years, PAN : ELGPA5019A Residing at: Block Sector:Nuapada, Road:-, Sambalpur, Sambalpur, Orissa, 768001

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

WHEREAS the Licensor 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 Licensor with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 24 Months commencing from 01/06/2023 and ending on 31/05/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor 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 Licensor 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 24 Months commencing from 01/06/2023 and ending on 31/05/2025

**2) License Fee & Deposit:** That the Licensees shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 40000/- (Forty Thousand Only) per month for the first 12 months,

b) Rs. 42800/- (Forty-Two Thousand Eight Hundred Only) per month for the next 12 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 200000 interest free refundable deposit, for the use of the said Licensed premises.

**3) Payment of Deposit:** 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 50000/- (Fifty Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. IMPS314919349338, dated – 29/05/2023, drawn on the Licensee's Banking Account with Hdfc bank Bank, Branch. Amount Rs. 50000/- (Fifty Thousand Only) 3] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 314918016673, dated – 29/05/2023, drawn on the Licensee's Banking Account with Axis bank Ltd Bank, Branch. Amount Rs. 50000/- (Fifty Thousand Only) 4] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. UBINJ23149445480, dated – 29/05/2023, drawn on the Licensee's Banking Account with Union bank Bank, Branch. Amount Rs. 50000/- (Fifty 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 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 Licensor 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 Licensor.



**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) Lock in period:** Both the parties have agreed to set a lock-in period of 11 months during which neither the Licensors shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensors license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensors shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

**11) 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.

**12) 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.

**13) Miscellaneous:** 1.- This is agreed between the parties that Mr. Shroff Viraj, aged about: 18 years, will also occupy the said premises with the Licensee. 2.- The Licensee/s shall pay Mahanagar Gas Bill, internet/cable charges, and other utility bills for consumption they made. 3.- The Licensee shall not do any illegal or immoral activities which are forbidden or shall not store hazardous combustible items, narcotics and shall not make consumption of drugs/Liquor and shall not cook or consume non-vegetarian food at the Licensed premises. 4.- The Licensee shall return the licensed premise in same condition as received on the first day, reasonable normal wear and tear allowed.

**14) 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.





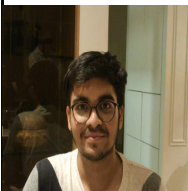

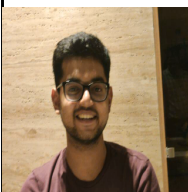





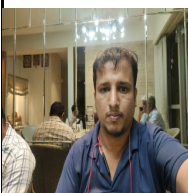

## SCHEDULE I

(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. 14 A-wing, Built-up :600 Square Feet, situated on the 1st Floor of a Building known as 'Samir Apartment CHS Ltd' standing on the plot of land bearing C.T.S. Number :-, Road: S.V. Road, Location: Andheri West, Mumbai - 400058., 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.



Name & Address	Photo	Thumb Image	Digitally signed
<b><u>Licensor</u></b> Mr.Bansal Shiv shankar Indermal <b>Address:</b> Flat No:A-14, Building Name:Samir Apartment , Block Sector:Opp Bank Of India, Road:169, S.V. Road , Andheri West, Mumbai, Maharashtra, 400058			Not Available
<b><u>Licensees</u></b> Mr.Kedia Arvind <b>Address:</b> Block Sector:Jugsalai, Road:Ram Tekri Road, East Singhbhum, East singhbhum, Jharkhand, 831006			Not Available
<b><u>Licensees</u></b> Mr.Garodia Sarang <b>Address:</b> Flat No:1101 Block - B, Floor No:11th, Building Name:Panchratana Heights, Block Sector:Chandni Chowk, Road:Kanke Bazar, Ranchi, Ranchi, Jharkhand, 834008			Not Available
<b><u>Licensees</u></b> Mr.Agrawal Anirudh <b>Address:</b> Block Sector:Nuapada, Road:-, Sambalpur, Sambalpur, Orissa, 768001			Not Available
<b><u>Witness of execution of all executants</u></b> Paradhi Ketan Kashinath <b>Address:</b> Flat No:07, Building Name:Bhosale Chawl, Block Sector:., Road:Armerkar Chok, Goregoan East, Mumbai, Maharashtra, 400063			Not Required
<b><u>Witness of execution of all executants</u></b> Thakkar Kiran <b>Address:</b> Block Sector:., Road:Sahakar Road, Jogeshwari West, Mumbai, Maharashtra, 400102			Not Required

### Admission Of Execution / Identification





The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers 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)	
<b>Licensors</b> Bansal Shiv shankar Indermal	29/05/2023 08:12:50 PM	29/05/2023 08:13:47 PM	Shiv Shankar Indermal Bansal, Male, XXXX XXXX 4839	
<b>Licensees</b> Garodia Sarang	29/05/2023 08:08:27 PM	29/05/2023 08:08:55 PM	Sarang Garodia, Male, XXXX XXXX 7309	
<b>Licensees</b> Kedia Arvind	29/05/2023 08:18:02 PM	29/05/2023 08:18:38 PM	Arvind Kedia, Male, XXXX XXXX 3326	
<b>Licensees</b> Agrawal Anirudh	29/05/2023 08:18:54 PM	29/05/2023 08:20:27 PM	ANIRUDH AGRAWAL, Male, XXXX XXXX 9507	
<b>Identifier for all executants</b> Paradhi Ketan Kashinath	29/05/2023 08:26:53 PM	29/05/2023 08:27:16 PM	Ketan Kashinath Paradhi, Male, XXXX XXXX 0636	
<b>Identifier for all executants</b> Thakkar Kiran	29/05/2023 08:29:44 PM	29/05/2023 08:29:59 PM	Kiran Lalit Thakkar, Male, XXXX XXXX 5439	

