

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1000/-	MH008250444201617E	04/02/2017
Registration Fee	Rs. 1000/-	MH008250231201617E	04/02/2017

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 04/02/2017 at PUNE

Between,

1) **Name:** Mr.Limaye Sagar Dilip, Age : About 37 Years, Occupation : Service, PAN: ABRPL3308E, Aadhaar: Residing at: Flat No:B-22, Floor No:First, Building Name:Dombivali nagrik society, Block Sector:Vishnunagar, Road:Mahatma phule road, Dombivli, , , 421202

through his P.O.A. Mr. Limaye Snehrabhe Dilip, Age : About 64 Years, Occupation : Retired government officer, PAN: AAJPL7437R, Aadhaar: 227586734633 Residing at: Flat No:B-22, Floor No:First, Building Name:Dombivali nagrik society, Block Sector:Vishnunagar, Road:Mahatma phule road, Dombivali west, , , 421202

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.Doshi Himanshu Vinodbhai, Age : About 34 Years, Occupation : Service, PAN: ALXPD7540C, Aadhaar: 882979942039 Residing at: Flat No:H-12-120, Floor No:-, Building Name:Nidhi apartment, Block Sector:Pragati nagar, ahmedabad, gujarat, Road:-, Pragati nagar, , , 380063

2) **Name:** Mrs./Shrimati/Miss.- Doshi Dimple Himanshu , Age : About 30 Years, PAN: DUTPS6470L, Aadhaar: 594070524522 Residing at: Flat No:201, Floor No:SECOND, Building Name:Pratap Vihar, Block Sector:OPP. NAGAR NIGAM OFFICE, Road:RACE COURSE ROAD, VALLABHNAGAR, INDORE, MADHYA PRADESH, 452003

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 her 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 24 Months commencing from 01/02/2017 and ending on 31/01/2019, 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 her 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 01/02/2017 and ending on 31/01/2019

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. 16000/- (Sixteen Thousand Only) per month for the first 12 months,

b) Rs. 16500/- (Sixteen Thousand Five 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. 50000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 288881, dated – 27/01/2016, drawn on the Licensee's Banking Account with Axis bank Ltd Bank, BANGALORE 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 Licenser shall on reasonable notice given by the Licenser 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 Licenser 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 Licenser 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 her goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or her articles from the said premises on expiry or sooner determination of this Agreement ,the Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and her 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 and Licenser 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. J-303, Built-up :1300 Square Feet, situated on the THIRD Floor of a Building known as 'Roseland residency' standing on the plot of land bearing Survey Number :130,Road: Om dattaraj mandir road, Location: Pimple saudagar, pune, of Village:Pimpale saudagar ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpari-Chinchavad Municipal Corporation.



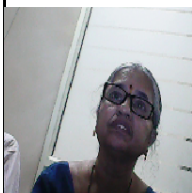
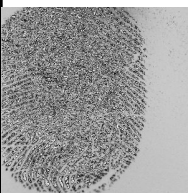
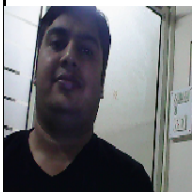

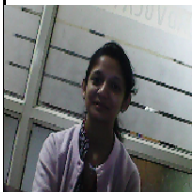
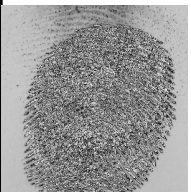
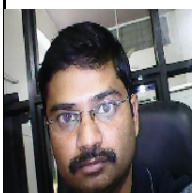

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

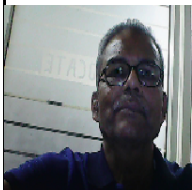
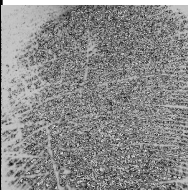
(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	05
2	Tube light	06
3	Bulb	08
4	Table	02
5	Chair	06
6	Electric Geezer	01
7	Curtains	01



Name & Address	Photo	Biometric Thumb Impression	Digitally signed
<u>Licensors</u> Name: Mr. Limaye Sagar Dilip through his P.O.A Mr. Limaye Snehprabhe Dilip Aadhaar: 227586734633 Address: Flat No:B-22, Floor No:First, Building Name:Dombivali nagrik society, Block Sector:Vishnunagar, Road:Mahatma phule road, Dombivali west, , , 421202			Not Available
<u>Licensees</u> Name: Mr.Doshi Himanshu Vinodbhai Aadhaar: 882979942039 Address: Flat No:H-12- 120, Floor No:-, Building Name:Nidhi apartment, Block Sector:Pragati nagar, ahmedabad, gujarat, Road:-, Pragati nagar, , , 380063			Not Available
<u>Licensees</u> Name: Mrs./Shrimati/Miss.- <u>Doshi Dimple</u> Himanshu Aadhaar: 594070524522 Address: Flat No:201, Floor No:SECOND, Building Name:Pratap Vihar, Block Sector:OPP. NAGAR NIGAM OFFICE, Road:RACE COURSE ROAD, VALLABHNAGAR, INDORE, MADHYA PRADESH, 452003			Not Available
<u>Witness of execution -cum- identifier for all executants</u> Name : <u>Kadam Amol Vishwanath</u> Aadhaar : 896027722937 Address: Flat No:SHOP NO. 25, Floor No:GROUND, Building Name:KUNAL ICN, Block Sector:PIMPLE SAUDAGAR, Road:OM DATTARAJ MANDIR, PIMPLE SAUDAGAR, PUNE, MAHARASHTRA, 411027			Not Required



<p>Witness of execution -cum- identifier for all executants</p> <p>Name : <u>Ingole Vilas Ramchandra</u></p> <p>Aadhaar : <u>370183310583</u></p> <p>Address: Flat No:A2/602, Floor No:SIXTH , Building Name:KUNAL ICON, Block Sector:PIMPLE SAUDAGAR, Road:OM DATTARAJ MANDIR, PIMPLE SAUDAGAR, PUNE, MAHARASHTRA, 411027</p>			<p>Not Required</p>
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SroName : Joint S.R. Haveli 20

Doc No. : 934/2017

Regn:63m

Village Name : Pimpale Saudagar

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.50000/-
- (3) Licence Fee a) Rs. 16000/- per month for the first 12 months,
b) Rs. 16500/- per month for the next 12 months.
- (4) Property Description Corporation: Pimpri-Chinchavad, Other details: Apartment/Flat No:J-303, Floor No:THIRD, Building Name:Roseland residency, Block Sector:Pimple saudagar, pune, Road:Om dattaraj mandir road, City:Pimpale Saudagar , District:Pune, Survey Number : 130, Leave and License Months:24
- (5) Area 1300 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Limaye Sagar Dilip Age: 37 Address: Flat No:B-22, Floor No:First, Building Name:Dombivali nagrik society, Block Sector:Vishnunagar, Road:Mahatma phule road, City:Dombivli, District:, State:, Pin:421202 PAN: ABRPL3308E through his/her P.O.A Limaye Snehprabhe Dilip Age: 64; Address: Flat No:B-22, Floor No:First, Building Name:Dombivali nagrik society, Block Sector:Vishnunagar, Road:Mahatma phule road, City:Dombivali west, District:, State:, Pin:421202 PAN: AAJPL7437R
- (8) Licensee Name and Address 1) Name: Doshi Himanshu Vinodbhai Age: 34 Address: Flat No:H-12-120, Floor No:-, Building Name:Nidhi apartment, Block Sector:Pragati nagar, ahmedabad, gujarat, Road:-, City:Pragati nagar, District:, State:, Pin:380063 PAN: ALXPD7540C
2) Name: - Doshi Dimple Himanshu Age: 30 Address: Flat No:201, Floor No:SECOND, Building Name:Pratap Vihar, Block Sector:OPP. NAGAR NIGAM OFFICE, Road:RACE COURSE ROAD, City:VALLABHNAGAR, District:INDORE, State:MADHYA PRADESH, Pin:452003 PAN: DUTPS6470L
- (9) Date of Execution 04/02/2017
- (10) Date of Registration 06/02/2017
- (11) Registration Number/Year 934/2017
- (12) Stamp Duty Rs.1000/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Haveli 20 :