

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1365.80/-	MH007128850201718P	11/11/2017
Registration Fee	Rs. 1000/-	MH007128850201718P	11/11/2017

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/11/2017 at KALYANINAGAR

Between,

1) **Name:** Mr.Naik Chetan , Age : About 53 Years, Occupation : Service, PAN : AABPN5016A, Aadhaar: XXXX XXXX 2043 Residing at: Flat No:B57/545, Building Name:GANDHINAGAR MIG, Block Sector:BANDRA EAST, Road:NANA DHARMADHIKARI ROAD, MUMBAI, MUMBAI, MAHARASHTRA, 400051

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.Singh Nitesh , Age : About 23 Years, Occupation : Service, PAN : GFWPS0454H, Aadhaar: XXXX XXXX 6822 Residing at: Flat No:PARK VIEW APARTMENTS, Floor No:SECTOR 61, Building Name:A-802, Block Sector:NOIDA, Road:NOIDA, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, 201301

2) **Name:** Mr.Jain Sajal , Age : About 24 Years, Occupation : Service, PAN : AZXPJ1918N, Aadhaar: XXXX XXXX 6724 Residing at: Building Name:WARD NO 28, Block Sector:FRONT OF DENA BANK, Road:KHARI PHATAK BAHAR, VIDISHA, VIDISHA, MADHYA PRADESH, 464001

3) **Name:** Mr.Kapoor Archit , Age : About 23 Years, Occupation : Service, PAN : EJRPK3549C, Aadhaar: XXXX XXXX 2758 Residing at: Flat No:3, Building Name:SANDESH VIHAR, Block Sector:NORTH WEST DELHI, Road:PITAM PURA, DELHI, NORTH WEST DELHI, DELHI, 110034

4) **Name:** Mr.Sharma Sachin , Age : About 23 Years, Occupation : Service, PAN : EOTPS2084R, Aadhaar: XXXX XXXX 6274 Residing at: Flat No:HOUSE NO 88, Block Sector:AMBEDKAR NAGAR, Road:DDA FLAT GALI NO 5, SOUTH DELHI, SOUTH DELHI, DELHI, 110062

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for his Residential use has/have approached the Licenser 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 01/09/2017 and ending on 31/07/2018, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser 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 Licenser 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 01/09/2017 and ending on 31/07/2018

2) License Fee & Deposit: That the Licensees shall pay to the Licenser License fee at the rate of Rs. 48000(Forty-Eight Thousand Only) per month towards the compensation and Rs. 200000(Two Hundred 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: 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 007977, dated – 28/09/2016 , drawn on the Licensee's Banking Account with Hsbc bank Bank, BUND GARDEN Branch. Amount Rs.50000/-(Fifty Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 109726, dated – 28/09/2016 , drawn on the Licensee's Banking Account with Hsbc bank Bank, BUND GARDEN BRANCH Branch. Amount Rs.50000/-(Fifty Thousand Only) 3] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 007523, dated – 28/09/2016 , drawn on the Licensee's Banking Account with Hsbc bank Bank, BUND GARDEN Branch. Amount Rs.50000/-(Fifty Thousand Only) 4] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 008051, dated – 28/09/2016 , drawn on the Licensee's Banking Account with Hsbc bank Bank, BUND GARDEN Branch. 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 Licenser.

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 Licenser 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 Licensor shall on reasonable notice given by the Licensor 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 Licensor 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 Licensor 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 Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor 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 and Licensor 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. ROW HOUSE NO E3, Built-up :2700 Square Feet, Parking:350 Square Meter situated on the Floor of a Building known as 'GERA LANDMARK' standing on the plot of land bearing Block Number :E3, Road: KALYANINAGAR, Location: NAGAR ROAD, of Village: Yeravada, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.


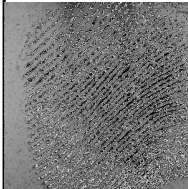
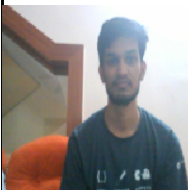
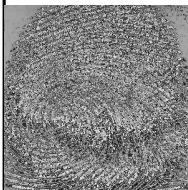
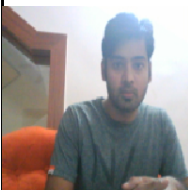
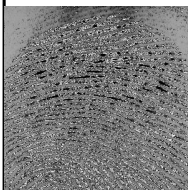
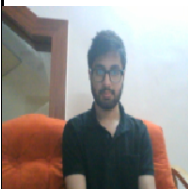
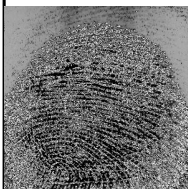
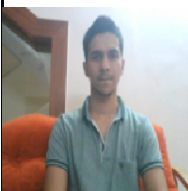

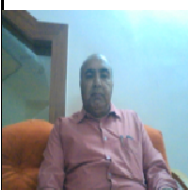
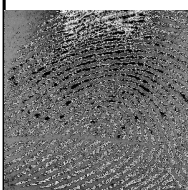
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

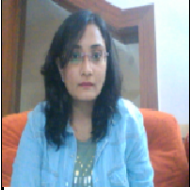
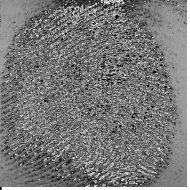
(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	6
2	Tube light	6
3	Bulb	6
4	Bed	4
5	Sofa	1
6	Table	2
7	Chair	6
8	Cupboard	4
9	Air Conditioner	4
10	Electric Geezer	4
11	Water Cooler	1
12	Curtains	10
13	Washing Machine	1
14	REFRIDGERATOR, KITCHEN TROLLIES, TV	1



Name & Address	Photo	Thumb Image	Digitally signed
Licensor Mr.Naik Chetan Address: Flat No:B57/545, Building Name:GANDHINAGAR MIG, Block Sector:BANDRA EAST, Road:NANA DHARMADHIKARI ROAD, MUMBAI, MUMBAI, MAHARASHTRA, 400051			Not Available
Licensees Mr.Singh Nitesh Address: Flat No:PARK VIEW APARTMENTS, Floor No:SECTOR 61, Building Name:A-802, Block Sector:NOIDA, Road:NOIDA, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, 201301			Not Available
Licensees Mr.Jain Sajal Address: Building Name:WARD NO 28, Block Sector:FRONT OF DENA BANK, Road:KHARI PHATAK BAHAR, VIDISHA, VIDISHA, MADHYA PRADESH, 464001			Not Available
Licensees Mr.Kapoor Archit Address: Flat No:3, Building Name:SANDESH VIHAR, Block Sector:NORTH WEST DELHI, Road:PITAM PURA, DELHI, NORTH WEST DELHI, DELHI, 110034			Not Available
Licensees Mr.Sharma Sachin Address: Flat No:HOUSE NO 88, Block Sector:AMBEDKAR NAGAR, Road:DDA FLAT GALI NO 5, SOUTH DELHI, SOUTH DELHI, DELHI, 110062			Not Available
Witness of execution of all executants Faizahmed Bhayani Address: Building Name:SUNSHINE AVENUE, Block Sector:DATTA MANDIR CHOWK, Road:VIMAN NAGAR, PUNE, PUNE, MAHARASHTRA, 411014			Not Required


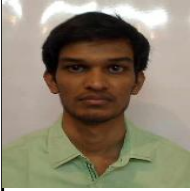



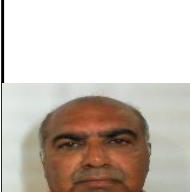


Witness of execution of all executants <u>Kambli Komal</u> Address: Block Sector:PHULENAGAR, Road:ALANDI ROAD , PUNE, PUNE, MAHARASHTRA, 411006			Not Required
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Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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 Naik Chetan XXXX XXXX 2043	11/11/2017 12:15:34 PM	11/11/2017 12:15:56 PM	Chetan Dolatrai Naik, Male, XXXX XXXX 2043	
Licensees Singh Nitesh XXXX XXXX 6822	11/11/2017 12:19:50 PM	11/11/2017 12:20:09 PM	Nitesh Singh, Male, XXXX XXXX 6822	
Licensees Jain Sajal XXXX XXXX 6724	11/11/2017 12:20:19 PM	11/11/2017 12:20:35 PM	Sajal Jain, Male, XXXX XXXX 6724	
Licensees Kapoor Archit XXXX XXXX 2758	11/11/2017 12:20:45 PM	11/11/2017 12:20:59 PM	Archit Kapoor, Male, XXXX XXXX 2758	
Licensees Sharma Sachin XXXX XXXX 6274	11/11/2017 12:21:10 PM	11/11/2017 12:21:25 PM	Sachin Sharma, Male, XXXX XXXX 6274	
Identifier for all executants Faizahmed Bhayani XXXX XXXX 7861	11/11/2017 12:21:36 PM	11/11/2017 12:21:57 PM	Faizahmed S. Bhayani, Male, XXXX XXXX 7861	
Identifier for all executants Kambli Komal XXXX XXXX 8655	11/11/2017 12:22:07 PM	11/11/2017 12:22:23 PM	Komal Ashok Kambli, Female, XXXX XXXX 8655	