

Particulars	Amount Paid	GRN/Transaction Id	Date
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LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on at Pune
Between,

1) **Name:** Mrs./Shrimati/Miss. Mrs Sontakke Priya Ranjit , Age : About 49
Years, Occupation : Housewife , PAN: AWPPP6563J , Aadhaar: Residing at:
Flat No:A-3, Floor No:1st floor, Building Name:SRI KRISHNA APTS, Block
Sector:BODAKDEV, Road:Chief Justice Bungalow Lane, Ahmedabad, Ahmedabad,
Gujarat, 380054

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. Bisen Shriram Raghunath , Age : About 33 Years, Occupation :
Service , PAN: BZLPB9106K , Aadhaar: Residing at: Building Name:S/O
Raghunath Bisen, Block Sector:At Po Nagra, Road:Shiv Mandir Road, Nagra,
Gondia, Maharashtra, 441601

2) **Name:** Mrs./Shrimati/Miss. Mrs Pallavi Shriram Bisen , Age : About 31
Years, Occupation : Service , PAN: DEBPP2550A , Aadhaar: Residing at:
Block Sector:Pujari Chowk, Road:Shiv Mandir Road, Nagara, Gondia,
Maharashtra, 441601

3) **Name:** Mr. Dipakkumar Raghunath Bisen , Age : About 31 Years, PAN:
CHWPB2587E , Aadhaar: Residing at: Block Sector:Nagara, Road:Shiv
Mandir Road, Pujari Chowk, Gondia, Maharashtra, 441601

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 his
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 36 Months commencing from 01/01/2026 and ending on
31/12/2028 , 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 36 Months commencing from
01/01/2026 and ending on 31/12/2028

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. 24000/-(Twenty-Four Thousand Only) per month for the first 12 months,
b) Rs. 25000/-(Twenty-Five Thousand Only) per month for the next 12 months,
c) Rs. 26000/-(Twenty-Six Thousand 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. 60000 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 Cash. Amount Rs. 60000/-
(Sixty Thousand Only).

4) Maintenance Charges: That the Licensees herein shall bear and pay all the
maintenance charges in respect of the said Licensed Premises, and other outgoings
including all rates, taxes, levies, assessment, 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 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. C-403 , Built-up :1250 Square Feet, situated on the 4th floor Floor of a Building known as ' Shubh Kalyan ' standing on the plot of land bearing Survey Number :2 ,Road: Sinhagad Road , Location: Nanded City,Pune 411041 , of Village: Nanded ,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	5
2	Bulb	8
3	Bed	1
4	Kitchen Trolley-1, Curtain Rod-8, Godrej Almira-1	3

Back