

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 492.70/-	MH006286195201617E	27/11/2016
Registration Fee	Rs. 1000/-	MH006286195201617E	27/11/2016

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 27/11/2016 at Mumbai

Between,

1) **Name:** Mrs./Shrimati/Miss.Kale Priyanka , Age : About 45 Years, PAN: AYKPK1921G, Aadhaar: 583568208105 Residing at: Flat No:605, Building Name:NANDHAM PALACE B-605, Block Sector:NANCY COLONY BORIVALI EAST, Road:BESIDES SIDDHI HOSPITAL, MUMBAI, MUMBAI, MAHARASHTRA, 400066

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.Agrawal Rahul , Age : About 24 Years, PAN: AWEP4704D, Aadhaar: 995968782463 Residing at: Flat No:59, Building Name:HN59, Block Sector:MARKIMAHU, Road:POST OFFICE ROAD, MARKIMAHU GUNA, GUNA, MADHYA PRADESH, 473001

2) **Name:** Mr.Toshniwal Aditya , Age : About 26 Years, PAN: ANXPT5996J, Aadhaar: 295161677229 Residing at: Flat No:MUKTA SAINIK SOCIETY, Building Name:11/369, Block Sector:ICHALGANJ KOLHAPUR, Road:NEAR JIJA MATA MARKET, KOLHAPUR, KOLHAPUR, MAHARASHTRA, 416115

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 his 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 11 Months commencing from 01/12/2016 and ending on 31/10/2017, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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 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 11 Months commencing from 01/12/2016 and ending on 31/10/2017

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 17500 (Seventeen Thousand Five Hundred Only) per month towards the compensation and Rs. 50000 (Fifty 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: That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 00001, dated – 02/12/2016, drawn on the Licensee's Banking Account with Standard chartered Bank, HIRANANDANI GARDENS 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 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) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licenser 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 Licenser license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licenser 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 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.

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 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 his belongings from the Licensed premises, without recourse to the Court of Law.

13) 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

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 Licenser.

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. B-605, Built-up :524 Square Feet, situated on the 6 Floor of a Building known as 'NANDHAM PALACE' standing on the plot of land bearing HOUSE NUMBER :605, Road: BESIDES SIDDHI HOSPITAL, Location: BORIVALI EAST, of Village: Borivali, situated within the revenue limits of Tehsil Borivali and Dist Mumbai Sub-urban District and situated within the limits of Mumbai Municipal Corporation.



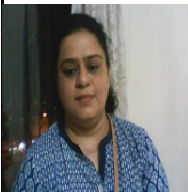



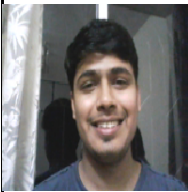





IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

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

Sr No.	Item	Number of Units
1	Fan	4
2	Tube light	4
3	Sofa	1
4	Electric Geezer	1



Name & Address	Photo	Biometric Thumb Impression	Digitally signed
<u>Licensor</u> Name: Mrs./Shrimati/Miss.Kale Priyanka Aadhaar: 583568208105 Address: Flat No:605, Building Name:NANDHAM PALACE B-605, Block Sector:NANCY COLONY BORIVALI EAST, Road:BESIDES SIDDHI HOSPITAL, MUMBAI, MUMBAI, MAHARASHTRA, 400066			Not Available
<u>Licensees</u> Name: Mr.Agrawal Rahul Aadhaar: 995968782463 Address: Flat No:59, Building Name:HN59, Block Sector:MARKIMAHU, Road:POST OFFICE ROAD, MARKIMAHU GUNA, GUNA, MADHYA PRADESH, 473001			Not Available
<u>Licensees</u> Name: Mr.Toshniwal Aditya Aadhaar: 295161677229 Address: Flat No: MUKTA SAINIK SOCIETY, Building Name:11/369, Block Sector:ICHALGANJ KOLHAPUR, Road:NEAR JIJA MATA MARKET, KOLHAPUR, KOLHAPUR, MAHARASHTRA, 416115			Not Available
<u>Witness of execution -cum- identifier for all executants</u> Name : Bansal Yogesh Aadhaar : 370072067009 Address: Block Sector:VINAY NAGAR, WARD NO. 3, Road:GAHOEE COLONY, GWALIOR, GWALIOR, MADHYA PRADESH, 474012			Not Required
<u>Witness of execution -cum- identifier for all executants</u> Name : Gonsalves Wilfred Aadhaar : 854387708497 Address: Block Sector:BORIVALI WEST, Road:DON BOSCO , MUMBAI, MUMBAI, MAHARASHTRA, 400091			Not Required

