

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1207/-	MH003732419201819E	07/07/2018
Registration Fee	Rs. 1000/-	MH003732419201819E	07/07/2018

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 07/07/2018 at MUMBAI

Between,

1) **Name:** Mrs./Shrimati/Miss.SAVITA ANILKUMAR PANDE -, Age : About 66 Years, PAN : AAGPP1829G, Aadhaar: XXXX XXXX 9366 Residing at: Flat No:B 104, Floor No:1, Building Name:SHREE SAINATH CHS LTD, Block Sector:SANTACRUZ EAST, Road:NEW ANAND NAGAR, SANTACRUZ EAST, MUMBAI, MAHARASHTRA, 400055

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.Aditya n rajput -, Age : About 28 Years, Aadhaar: XXXX XXXX 3880 Residing at: Flat No:H NO 9, Building Name:OM COLONY CAMP, Block Sector:AMRAVATI, Road:NEAR CIRCUIT HOUSE, AMRAVATI, AMRAVATI, MAHARASHTRA, 444601

2) **Name:** Mr.Vishal soni -, Age : About 30 Years, Aadhaar: XXXX XXXX 3090 Residing at: Block Sector:GUNA, Road:BHAGVATI COLONY, GUNA, GUNA, MADHYA PRADESH, 473001

3) **Name:** Mr.Nikhil bhardwaj -, Age : About 27 Years, Aadhaar: XXXX XXXX 5261 Residing at: Block Sector:BIDASAR CHURU SUJANGARTH, Road:PURANE POST OFFICE WARD NO 3, CHURU, CHURU, RAJASTHAN, 331501

4) **Name:** Mr.Ankur singh -, Age : About 26 Years, Aadhaar: XXXX XXXX 8375 Residing at: Building Name:SRC-11B SHIPRA RIVERA, Block Sector:SHIPRA SUN CITY, Road:GYAN KHAND INDRAPURAM, SHIPRA SUN CITY, GHAZIABAD, UTTAR PRADESH, 201014

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 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 01/04/2018 and ending on 28/02/2019, 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 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 11 Months commencing from 01/04/2018 and ending on 28/02/2019

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 43000(Forty-Three Thousand Only) per month towards the compensation and Rs. 100000(One 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: That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 000000, dated – 30/06/2018 , drawn on the Licensee's Banking Account with Other than the list Bank, - Branch. Amount Rs.100000/-(One Hundred 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 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) 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 .




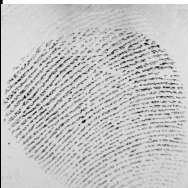




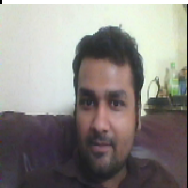



SCHEDULE I

(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. 1201-B WING, Built-up :1125 Square Meter, situated on the 12TH Floor of a Building known as 'RUSHI HEIGHTS' standing on the plot of land bearing C.T.S. Number :-, Road: RIDDHI GARDEN FILM CITY ROAD, Location: MALAD EAST MUMBAI-400097, of Village:Malad, 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.



Name & Address	Photo	Thumb Image	Digitally signed
<u>Licensor</u> Mrs./Shrimati/Miss.SAVITA ANILKUMAR PANDE - Address: Flat No:B 104, Floor No:1, Building Name:SHREE SAINATH CHS LTD, Block Sector:SANTACRUZ EAST, Road:NEW ANAND NAGAR, SANTACRUZ EAST, MUMBAI, MAHARASHTRA, 400055			Not Available
<u>Licensees</u> Mr.Aditya n rajput - Address: Flat No:H NO 9, Building Name:OM COLONY CAMP, Block Sector:AMRAVATI, Road:NEAR CIRCUIT HOUSE, AMRAVATI, AMRAVATI, MAHARASHTRA, 444601			Not Available
<u>Licensees</u> Mr.Vishal soni - Address: Block Sector:GUNA, Road:BHAGVATI COLONY, GUNA, GUNA, MADHYA PRADESH, 473001			Not Available
<u>Licensees</u> Mr.Nikhil bhardwaj - Address: Block Sector:BIDASAR CHURU SUJANGARTH, Road:PURANE POST OFFICE WARD NO 3, CHURU, CHURU, RAJASTHAN, 331501			Not Available
<u>Licensees</u> Mr.Ankur singh - Address: Building Name:SRC-11B SHIPRA RIVERA, Block Sector:SHIPRA SUN CITY, Road:GYAN KHAND INDRAPURAM, SHIPRA SUN CITY, GHAZIABAD, UTTAR PRADESH, 201014			Not Available
<u>Witness of execution of all executants</u> MINTU H BHARDWAJ - Address: Block Sector:GOREGAON, Road:FILM CITY ROAD, GOREGAON EAST, MUMBAI, MAHARASHTRA, 400063			Not Required




Witness of execution of all executants <u>DHARMENDRA H BHARDWAJ -</u> Address: Block Sector:KANYA PADA, Road:FILMCITY ROAD, GOREGAON EAST, MUMBAI, MAHARASHTRA, 400063			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 identifiere 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)	
Licensors SAVITA ANILKUMAR PANDE - XXXX XXXX 9366	05/07/2018 12:25:05 PM	05/07/2018 12:25:11 PM	Savita Anilkumar Pande, Female, XXXX XXXX 9366	
Licensees Aditya n rajput - XXXX XXXX 3880	30/06/2018 03:14:35 PM	30/06/2018 03:16:09 PM	Aditya Nitinsingh Rajput, Male, XXXX XXXX 3880	
Licensees Vishal soni - XXXX XXXX 3090	30/06/2018 03:17:48 PM	30/06/2018 03:18:00 PM	Vishal Soni, Male, XXXX XXXX 3090	
Licensees Nikhil bhardwaj - XXXX XXXX 5261	30/06/2018 03:23:49 PM	30/06/2018 03:23:59 PM	Nikhil Bhardwaj, Male, XXXX XXXX 5261	
Licensees Ankur singh - XXXX XXXX 8375	30/06/2018 03:29:24 PM	30/06/2018 03:29:34 PM	Ankur Singh, Male, XXXX XXXX 8375	
Identifier for all executants MINTU H BHARDWAJ - XXXX XXXX 7334	30/06/2018 03:36:38 PM	30/06/2018 03:36:47 PM	Mintu Harilal Bhardwaj, Male, XXXX XXXX 7334	



Identifier for all executants DHARMENDRA H BHARDWAJ - XXXX XXXX 3235	05/07/2018 12:27:36 PM	05/07/2018 12:27:41 PM	Dharmendra Harilal Bhardwaj, Male, XXXX XXXX 3235	
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