

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1395.00/-	MH014272765202223E	24/01/2023
Registration Fee	Rs. 1000/-	MH014272765202223E	24/01/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 28/01/2023 at Mumbai

Between,

1) **Name:** Mr. Bhavé Nikhil Ramchandra, Age : About 48 Years, PAN : AAPPB0783L Residing at: Flat No:A/702, Floor No:7, Building Name:Acme Ameya CHSL., Block Sector:Goregaon East, Road:Vishweshwar Nagar, Goregaon East, MUMBAI, MAHARASHTRA, 400063

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:** Mrs Joshi Bijal Amit, Age : About 39 Years Residing at: Flat No:402, Floor No:4, Building Name:Shri Madhuban CHSL., Block Sector:Jay Prakash Nagar, Road:Road No.3, Goregaon East, MUMBAI, MAHARASHTRA, 400063

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee 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 Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 24 Months commencing from 01/01/2023 and ending on 31/12/2024, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee 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 Licensee 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 Licensee for a period of 24 Months commencing from 01/01/2023 and ending on 31/12/2024



**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 22000(Twenty-Two Thousand Only) per month towards the compensation and Rs. 150000(One Lakh 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 Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 000001, dated – 14/06/2014 , drawn on the Licensee's Banking Account with Vijaya bank Bank, Goregaon Branch. Amount Rs.150000/-(One Lakh 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 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 Licensee for Residential purpose. The Licensee 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 Licensee at its own cost subject to normal wear and tear. The Licensee 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 Licensee 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 Licensee 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 Licensee 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 Licensee commits 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 Licensee 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 Licensee shall vacate the said premises without delay with all her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself 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 Licensee and her belongings from the Licensed premises, without recourse to the Court of Law.

**12) Miscellaneous:** The Licensee shall, throughout the term of the license hereby created deposit and keep deposited with the licenser a sum of Rs. 1,50,000 Rupees One Lac Fifty Thousand only, as and by way of interest-free security Deposit, for the faithful performance and observance of the terms and conditions of this Agreement, throughout the term of the licence hereby created, which shall be refunded by the license, as the case may be, but after adjusting therefrom any costs, Charges and expenses should have been met and born by the licensees in the course of such occupation and use.2.The Licensees shall also pay for the piped gas used in the licensed premises as shown by the separate meter and billed by Mahanagar Gas.

**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 .

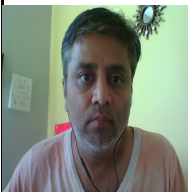



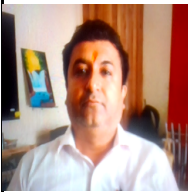

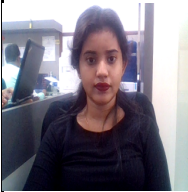

### SCHEDULE I

(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. A/702, Built-up :650 Square Feet, situated on the 7 Floor of a Building known as 'Acme Ameya CHSL.' standing on the plot of land bearing C.T.S. Number :.,Road: Vishweshwar Nagar, Location: Goregaon East,Pin 400063, of Village:Pahadi goregaon,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
<b><u>Licensor</u></b> Mr.Bhave Nikhil Ramchandra <b>Address:</b> Flat No:A/702, Floor No:7, Building Name:Acme Ameya CHSL., Block Sector:Goregaon East, Road:Vishweshwar Nagar, Goregaon East, MUMBAI, MAHARASHTRA, 400063			Not Available
<b><u>Licensee</u></b> Mrs Joshi Bijal Amit <b>Address:</b> Flat No:402, Floor No:4, Building Name:Shri Madhuban CHSL., Block Sector:Jay Prakash Nagar, Road:Road No.3, Goregaon East, MUMBAI, MAHARASHTRA, 400063			Not Available
<b><u>Witness of execution of all executants</u></b> Amit Mugatlal Joshi <b>Address:</b> Flat No:402, Building Name:Madhuban CHSL, Block Sector:Opp. Hanuman Mandir, Road:Jay Prakash Nagar Road No.3, Goregaon East, Mumbai, Maharashtra, 400063			Not Required
<b><u>Witness of execution of all executants</u></b> Damini Thavi <b>Address:</b> Block Sector:Opp Bus Depot, Road:Station Road, Goregaon East, Mumbai, Maharashtra, 400063			Not Required

### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiaries 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)	
<b>Licensor</b> Bhave Nikhil Ramchandra	26/01/2023 09:26:09 PM	26/01/2023 09:26:35 PM	Nikhil Ramchandra Bhave, Male, XXXX XXXX 6943	
<b>Licensee</b> Mrs Joshi Bijal Amit	28/01/2023 11:29:26 AM	28/01/2023 11:32:01 AM	Bijal Amit Joshi, Female, XXXX XXXX 5553	
<b>Identifier for all executants</b> Amit Mugatlal Joshi	28/01/2023 11:53:59 AM	28/01/2023 11:55:01 AM	Amit Mugatlal Joshi, Male, XXXX XXXX 4831	
<b>Identifier for all executants</b> Damini Thavi	28/01/2023 03:43:16 PM	28/01/2023 03:43:27 PM	Damini Chandrashekhar Thavi, Female, XXXX XXXX 7004	