

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|---------------|--------------------|------------|
| Stamp Duty | Rs. 6782.50/- | MH001680165202223E | 10/05/2022 |
| Registration Fee | Rs. 1000/- | MH001680165202223E | 10/05/2022 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 10/05/2022 at Mumbai

Between,

1) **Name:** Mr. Shah Mahendra Chhotelal, Age : About 75 Years, PAN : AWBPS3883J Residing at: Flat No:E-23, Floor No:2nd , Building Name:Sarvodaya Nagar, Block Sector:Mumbai, Road:Panjrapole Road, Girgaon, Mumbai, Maharashtra, 400004

2) **Name:** Mrs Shah Asha Mahedrakumar , Age : About 73 Years, PAN : AWBPS3884R Residing at: Flat No:E-23, Floor No:2nd , Building Name:Sarvodaya Nagar , Block Sector:Girgaon, Road:Panjrapole Road C.P.Tank , Mumbai, Mumbai, Maharashtra, 400004

HEREINAFTER called 'the Licensors (which expression shall mean and include the Licensors above named and also their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. Shah Pratik Mahendrakumar , Age : About 39 Years Residing at: Flat No:G-28, Floor No:2nd , Building Name:Sarvodaya Nagar, Block Sector:Girgaon , Road:1st Panjrapole Lane C.P.Tank, Mumbai, Mumbai, Maharashtra, 400004

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensors are 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 Licensors with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 12 Months commencing from 01/04/2022 and ending on 31/03/2023, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has agreed to allow the Licensee 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 Licensors 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 12 Months commencing from 01/04/2022 and ending on 31/03/2023

2) License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of Rs. 226000(Two Lakh Twenty-Six Thousand Only) per month towards the compensation and Rs. 10000(Ten 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 Cash. Amount Rs.10000/-(Ten 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 Licensors.

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 Licensors 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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by 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 Licensors 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 Licensors 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 his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on expiry or sooner determination of this Agreement ,the Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensee 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 .


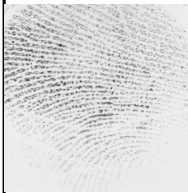


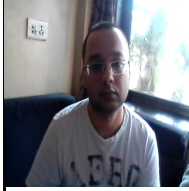





SCHEDULE I

(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. G-28, Built-up :800 Square Feet, situated on the 2nd Floor of a Building known as 'Sarvodaya Nagar' standing on the plot of land bearing Survey Number ..,Road: Mahendrakumar Shah Marg, Panjarapole, Location: Girgaon, Mumbai-400004, of Village:Girgaon,situated within the revenue limits of Tehsil Mumbai and Dist Mumbai 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>Licensors</u> <u>Mr.Shah Mahendra Chhotelal</u> Address: Flat No:E-23, Floor No:2nd , Building Name:Sarvodaya Nagar, Block Sector:Mumbai, Road:Panjrapole Road, Girgaon, Mumbai, Maharashtra, 400004 |  |  | Not Available |
| <u>Licensors</u> <u>Mrs Shah Asha Mahedrakumar</u> Address: Flat No:E-23, Floor No:2nd , Building Name:Sarvodaya Nagar , Block Sector:Girgaon, Road:Panjrapole Road C.P.Tank , Mumbai, Mumbai, Maharashtra, 400004 |  |  | Not Available |
| <u>Licensee</u> <u>Mr.Shah Pratik Mahendrakumar</u> Address: Flat No:G-28, Floor No:2nd , Building Name:Sarvodaya Nagar, Block Sector:Girgaon , Road:1st Panjrapole Lane C.P.Tank, Mumbai, Mumbai, Maharashtra, 400004 |  |  | Not Available |
| <u>Witness of execution of all executants</u> <u>Gupta Rajesh</u> Address: Block Sector:Wakad , Road:Wakad , Wakad , Pune, Maharashtra, 411057 |  |  | Not Required |
| <u>Witness of execution of all executants</u> <u>Verma Anand</u> Address: Block Sector:Wakad , Road:Waakad , Waakad , Pune, Maharashtra, 411057 |  |  | 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) | |
|--|-----------------------------|---|--|---|
| Licensors Shah Mahendra Chhotelal | 10/05/2022 01:30:26 PM | 10/05/2022 01:30:49 PM | Mahendra Chhotelal Shah, Male, XXXX XXXX 1172 |  |
| Licensors Mrs Shah Asha Mahedrakumar | 10/05/2022 01:31:01 PM | 10/05/2022 01:31:24 PM | Asha Mahendra Shah, Female, XXXX XXXX 6997 |  |
| Licensee Shah Pratik Mahendrakumar | 10/05/2022 01:31:44 PM | 10/05/2022 01:32:17 PM | Pratik Mahendrakumar Shah, Male, XXXX XXXX 1211 |  |
| Identifier for all executants Gupta Rajesh | 10/05/2022 01:51:36 PM | 10/05/2022 01:51:49 PM | Rajesh Gupta, Male, XXXX XXXX 3968 |  |
| Identifier for all executants Verma Anand | 10/05/2022 01:53:25 PM | 10/05/2022 01:54:36 PM | Anand Navalkishor Varma, Male, XXXX XXXX 7433 |  |

