

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 588.50/-	MH002111660201920P	30/05/2019
Registration Fee	Rs. 500/-	MH002111660201920P	30/05/2019

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 31/05/2019 at Maan

Between,

1) **Name:** Mr. Prasanta Kumar De , Age : About 74 Years, Occupation : Service, PAN : ADEPD4507A Residing at: Flat No:C-801, Floor No:08, Building Name:Venezia, Block Sector:Opp Pashankar Auto Showroom , Road:Sr.No.45/1, Baner, Pune, Maharashtra, 411045

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. Aditya Singh chauhan , Age : About 27 Years, Occupation : Service Residing at: Flat No:396-P, Block Sector:Shatabdi Puram.Gird, Road:Face-2, Shatabdi Puram, Gwalior, Madhya pradesh, 474005

2) **Name:** Mr. Anvit Agrawal , Age : About 29 Years, Occupation : Service Residing at: Flat No:1-F-22, Block Sector:Kunhari, Road:R.H.B.Colony, Kota, Kota, Rajasthan, 324008

3) **Name:** Mr. Ritesh Raj , Age : About 26 Years, Occupation : Service Residing at: Flat No:10B-502 , Building Name:Herumb Society, Block Sector:Near Tilak Nagar Railway Station, Road:Kamgar Nagar, Kurla East, Mumbai, Maharashtra, 400024

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 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 11 Months commencing from 01/06/2019 and ending on 30/04/2020, 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 01/06/2019 and ending on 30/04/2020

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 20900(Twenty Thousand Nine Hundred Only) per month towards the compensation and Rs. 60000(Sixty 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 Cash. Amount Rs.60000/- (Sixty 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 Licensors 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 Licensors 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 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 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) Miscellaneous: A.Fans 05,B.FL 11,C.Geyser 03 one 25 Litres And two 15 Litres,D.No.Of Keys 05,Main Door,3 Rooms And Letter Box,E.Anything Else 5 Curtain roads,4 Mirrors,3 Towel Brackets,3 Soap stands,5 towel stands and 6 bathroom glass corner stands.Water Filter.ASHISH KUMAWAT will stay as the licensee in above premise.

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 Licensee and Licensors 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. A21-201, Built-up :1250 Square Feet, situated on the 02 Floor of a Building known as 'MEGAPOLIS SPLENDOR A21' standing on the plot of land bearing Plot Number :R1/R2/R3/R4,Road: PHASE 3 HINJAWADI, Location: RGIP, of Village:Maan,situated within the revenue limits of Tehsil Mulashi and Dist Pune



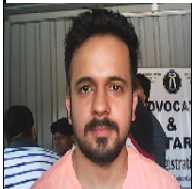



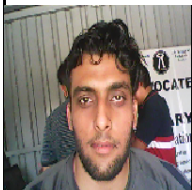

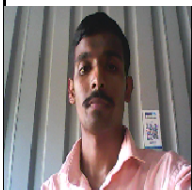



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II



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






Sr No.	Item	Number of Units
1	Furniture and Appliances added for miscellaneous	01

Name & Address	Photo	Thumb Image	Digitally signed
Licensors <u>Mr. Prasanta Kumar De</u> Address: Flat No: C-801, Floor No: 08, Building Name: Venezia, Block Sector: Opp Pashankar Auto Showroom, Road: Sr.No.45/1, Baner, Pune, Maharashtra, 411045			Not Available
Licensees <u>Mr. Aditya Singh Chauhan</u> Address: Flat No: 396-P, Block Sector: Shatabdi Puram. Gird, Road: Face-2, Shatabdi Puram, Gwalior, Madhya Pradesh, 474005			Not Available
Licensees <u>Mr. Anvit Agrawal</u> Address: Flat No: 1-F-22, Block Sector: Kunhari, Road: R.H.B. Colony, Kota, Kota, Rajasthan, 324008			Not Available
Licensees <u>Mr. Ritesh Raj</u> Address: Flat No: 10B-502, Building Name: Herumb Society, Block Sector: Near Tilak Nagar Railway Station, Road: Kamgar Nagar, Kurla East, Mumbai, Maharashtra, 400024			Not Available
Witness of execution of all executants <u>Tejas Deshmukh</u> Address: Block Sector: Hinjawadi, Road: Phase 3, Maan, Pune, Maharashtra, 411057			Not Required
Witness of execution of all executants <u>Shrihari Rankhamb</u> Address: Block Sector: Hinjawadi, Road: Phase 3, Maan, 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 identifierees 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 Prasanta Kumar De	01/06/2019 12:11:33 PM	01/06/2019 12:11:44 PM	Prasanta Kumar De, Male, XXXX XXXX 3707	
Licensees Aditya Singh chauhan	01/06/2019 12:11:56 PM	01/06/2019 12:12:09 PM	Aditya Singh Chauhan, Male, XXXX XXXX 2644	
Licensees Anvit Agrawal	01/06/2019 12:12:20 PM	01/06/2019 12:12:31 PM	Anvit Agrawal, Male, XXXX XXXX 3066	
Licensees Ritesh Raj	01/06/2019 12:11:02 PM	01/06/2019 12:11:16 PM	Ritesh Raj, Male, XXXX XXXX 6554	
Identifier for all executants Tejas Deshmukh	01/06/2019 02:50:03 PM	01/06/2019 02:50:42 PM	Tejas Balu Deshmukh, Male, XXXX XXXX 0999	
Identifier for all executants Shrihari Rankhamb	01/06/2019 02:49:39 PM	01/06/2019 02:49:54 PM	Shrihari Wamanrao Rankhamb, Male, XXXX XXXX 4912	