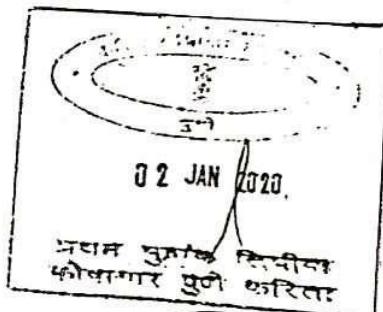




महाराष्ट्र MAHARASHTRA

T 317164

१. अस्तांग प्रकाश/अन्वर्षीट कागज :-
 २. रस नामी वर्ताव आहेत का ? :-
 ३. नोंदवी होणार अस्तांग दुष्यम निवारक कायात्यारे नाव :-
 ४. निवारकार्ये नाव :-
 ५. पोखरत नववान :-
 ६. मुट्ठीक विळत झालाऱ्ये नाव व एता :-
 ७. दुष्यम पक्काराऱ्ये नाव
हम्से असल्याता नाव व एता :-
 ८. मुद्राळ शुल्क १५ रुपये :-
 ९. मुद्राळ विळत देण्याची नाव/पता /
 १०. मुद्राळ विळत देण्याची नाव/पता /
 ११. अस्तांग निवारक राही/पता / रायकुमार भगवान जागत्यात
परिवार क. २२०९००
पता - १९, भीम टोड, जालकी, पुणे-२०.



Leave And Licence Agreement

OFFICE JABALPUR SADAR BAZAR JABALPUR FOR NEW VTC JABALPUR -

LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENCE made at Pune on 2nd day of Jan Two thousand twenty BETWEEN Vandana Chhabra owner of Flat 301, F wing Crescent building The Woods- Mahindra Gesco Developers Limited Near Kalewadi chowk Aundh Annexe Wakad Pune currently residing at Flat no. 101 Royal Resort Tower Shastri Nagar 'Lokhandwala Complex Andheri (West) Mumbai -400053 hereinafter referred to as the "Licensor"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executers, administrators, representatives and assigns) of the other part ;

AND

1. MR. ROSHAN WARE

Age: 25 Yrs.

Occupation- Service (Bitwise Baner Pune)

Permanent Address - PLOT 362, KADIVALI, DAPOLI, RATNAGIRI

Phone- 8080515474

2. MR. PRAKASH CHOUBEY

Age: 24 Yrs.

Occupation- Service (Bitwise Baner Pune)

Permanent address- VILL+POST- SURAJPURA, BALLIA, UTTAR PRADESH

Phone: 7276677843

3. MR. RISHI KANOJIA

Age: 26

Occupation: Service (Capgemini Talwade)

Permanent address: 407/5, GORAKHPUR, JABALPUR, MADHYA PRADESH

Phone: 9168177587

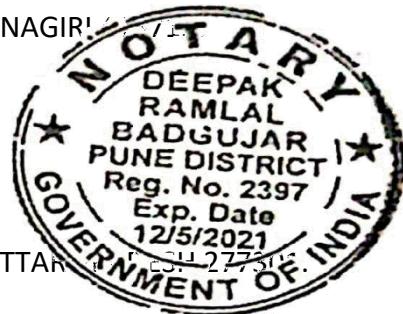
4. MR. VINIT MARU

Age: 26

Occupation: Service (Mindtree)

Permanent address: MADHAV NAGAR, PLOT NO: 15, MADHURAM, JUNAGADH, GUJARAT

Phone: 8605191945



Chhabra

Rishi

Bru

Maru

Vandana Chhabra

Hereinafter referred to as "The Licensee", which expression shall, unless it be repugnant to the subject or context thereof be deemed to include its successors and assigns of the **OTHER PART**.

WHEREAS the licensors is the exclusive and lawful owner of absolutely seized and possessed of or otherwise well and sufficiently entitled to the premises more particularly described in the annexure hereto (hereinafter referred to as "The said flat").

AND WHEREAS the LICENSEE being in need of the residential premises has approached the LICENSOR the Licensee has agreed to take the said flat on Leave and Licence for the residential use only.

The Licensor has agreed to give the said flat on Leave and Licence for the residential use on the terms and conditions as detailed hereunder:

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED UPON BETWEEN THE PARTIES HERETO AS FOLLOWS:



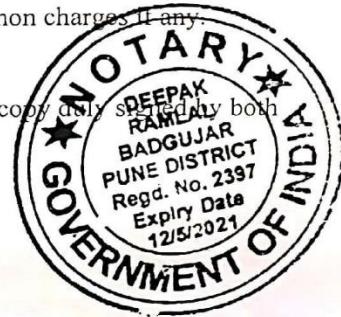
1. The Licensor hereby grants into Licensee and the Licensee hereby takes on leave and license the said flat temporarily for the residential use for a period of 11 months (Eleven Months) commencing from **Jan 02, 2020 to Dec 02, 2020**.
2. The said flat shall be used only for residence of the said employee and his/her family and no other purpose whatsoever.
3. The Licensee shall pay to the Licensor compensation of net rent of **Rs. 34000 /- (Rupees Thirty Four Thousand only)** per month of the said flat for 11 months lease commencing from Jan 02, 2020 to Dec 02, 2020 and thereafter an increase/escalation of 15 % on monthly compensation,
4. The compensation so stipulated shall be paid by the Licensee to the Licensor on or before the 1st day of each month in advance.
5. In consideration of Licensor having agreed to give or given on Leave and License basis the said flat to the Licensee, the Licensee has agreed to on the account of the said employee refundable deposit with the Licensor a sum of Rs 1, 00,000 /- (Rupees One Lac only) on the day of this agreement refundable security deposit ("The security deposit") to be held free of interest for due fulfilment of all the terms and conditions of the Leave and License Agreement. The Licensor shall be entitled to adjust any claim they may have against the LICENSEE under this agreement. The deposit or balance thereof shall be returned only at the time of LICENSEE satisfying the LICENSORS that the obligations under this license are fulfilled that is all the bills towards electricity, telephone, cable network etc. have been paid or provided

for. In The Event Of The Termination Of this Agreement As Stated Herein, THE licensors shall forthwith return the said Rs 1,00,000/- (Rs One lac only) deposit , against of the the delivery of the vacant and peaceful possession of the said flat by the Licensee To the exclusive possession of the Licensors.

6. That the Licensors and Licensee herby agree that the original key of the said flat is with the Licensors and whereas the duplicate is with the Licensee and on no account the said lock be changed by the LICENSEE.

7. That the Licensors shall pay the monthly cesses or other outgoing, central, state, municipal assessed charges imposed , levies or payable in respect of the Said Flat or the any part thereof including the all maintenance charges levied recovered by the society /authority concerned in respect of said flat including non charges if any.

The Original Agreement will remain with the Licensors and the copy duly signed by both the parties shall remain with the LICENSEE.



8. The Licensor shall prepare an inventory / list of items, equipments etc. which form a part of the said flat and/or which the Licensor intends to provide along with the Said flat to the Licensee. The compensation payable and the Security Deposit negotiated / agreed upon by the said employee with the Licensor as per clause 3 and 4 of this Agreement respectively, shall be all inclusive of the value of usage of the aforesaid items, equipments etc. provided by the Licensor with the said flat.

9. The Licensee shall ensure that he delivers vacant and peaceful possession of the said flat on the expiry or earlier termination of this agreement in as good condition as it was when the Licensee obtained possession.

10. The Licensee shall not assign, mortgage or charge or otherwise transfer the said flat nor shall sell, sublet or part with the possession of the said flat or any portion thereof and the license shall be a personal one restricted to the use and occupation of the said employee alone and/or his family and is neither transferable nor intended to be transferable and shall be used only for the residential purpose of the said employee. The Licensee shall not carry on or permit or suffer to be carried on upon the said flat or any part thereof any business.

Nothing herein contained shall be construed as creating in the Licensee and/or the said

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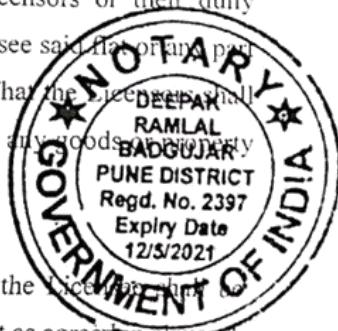
Handwritten signature of Rishik.

Handwritten signature of B.

Handwritten signature of Omkar.

Handwritten signature of Vandana Chhatre.

creating any right other than a bare right to use and occupy the said flat as a Licensee under these presents, the intention of the parties hereto being to create a bare license only. That the LICENSEE has before signing of the agreement satisfied himself with the working of sanitary, electrical and water supply connection and other fittings, fixtures and furniture pertaining to the said flat, he agrees that he shall maintain them well and shall be responsible for their return in full working condition at the time of possession of the said FLAT on termination of this agreement. That the LICENSEE shall not obstruct or permit any other person /party to , obstruct the LICENSORS or at any time interfere with the Licensor ,s possession of the said flat , it is being agreed that the licensors shall be at all times complete possession, control and dominion of the said PREMISES and every part thereof and the LICENSEE shall not be or claim to be in possession of any kind whatsoever of the said flat or any part thereof. The Licensors or their duly authorized agent shall have the right to enter into or upon the licensee said flat or any part thereof at mutually arranged time for the purpose of inspection. That the Licensor shall not in any event be responsible or liable for any loss or damage to any goods or property of the LICENSEE whatsoever be the cause of such loss or damage.

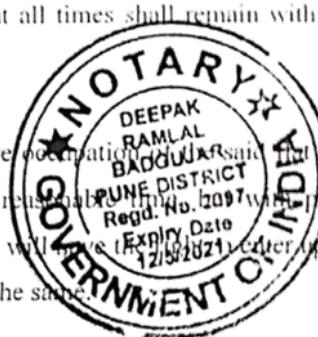


- II. It is specifically understood by and between the parties that the Licensee shall be liable only for payment of the compensation and security deposit as agreed in clause 3 and 4 of this agreement and for any other amount / charges which is separately negotiated between the Licensor and the said employee for availing any additional facility / benefit from the Licensor, the said employee shall be liable to pay the same.
12. The Licensee shall be at liberty to fix or install or bring all furniture, fittings including air conditioners, shelves, screens, racks, etc at their cost into the said flat required for such residence with liberty to remove the same on expiry or termination of this agreement or any time during the period of this agreement without causing any damage to the said flat.
13. The Licensee shall not make any structural alterations of any kind whatsoever and also not erect or build or permit to be erected or built on the said flat any constructions or erections which may cause any damage to the said flat or to the fixtures and fittings therein. Whichever the case may be.
14. The Licensee shall not carry out any acts or activities which are obnoxious, antisocial, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance to the other members of the society in the building.
15. The Licensee shall not do any act deed or thing willfully as would constitute a breach of the relevant standard rules, regulations and bye-laws of the society.

5

Vandana Chahal

16. The Licensee shall not do, omit or suffer to be done anything whereby the Licensor's right, title and interest in the said flat is avoided, forfeited or extinguished.
17. The Licensee shall maintain the said flat clean and tidy and shall take care so as not to cause any damage to the fittings and fixtures in the said flat. The Licensee shall not store in the said flat any hazardous combustible items or for the keeping of which a license is required. It is agreed by and between the parties hereto that the Licensor is entitled to deduct from the interest free Security Deposit incase any damage is caused to the interior, fittings, items, equipments etc. which are provided by the Licensor to the Licensee for use.
18. The entire possession and control of the said flat at all times shall remain with the Licensor.
19. The Licensee shall not be deemed to be in exclusive occupation of the said flat and the Licensor or his agent or representative at all reasonable time No. 1097 will prior written notice, during the period of leave and license will have the right to enter upon the said flat for inspecting the state and condition of the same.
20. The Licensor hereby states that the Licensor is the absolute owner of the said flat and all the rights, title and interests in the said flat vest absolutely in the Licensor and the Licensor is entitled to give the said flat on leave and license basis without any limitation, restriction or hindrance whatsoever.
21. The Licensor has not done or omitted to do any act, matter, deed or things and shall not do or omit to do any act, matter, deed or things whereby the License in respect of the said flat granted hereunder shall become void or voidable or be affected in any manner or cancelled or revoked or determined during the said period. Where the License is prematurely cancelled, revoked or determined on account of any act or omission on the part of the Licensor to do any act, matter, deed or things, the compensation shall stand reduced proportionately.
22. On expiry of the term of this license, or on termination of the license by either or the parties, the Licensee shall ensure that the said employee occupying the said flat shall remove himself/herself and all the goods from the said flat without demur and without raising any objection of any sort or kind whatsoever without any hindrance and hand over vacant and peaceful possession of the said flat to the Licensor.
23. Either party shall have the right to terminate this agreement without assigning any reason by giving the other party a 30- 60 days written notice.



Chanday *Rishabh* *Bru* *Dwarka*
Vandana Chhabre

24. All charges including registration and stamp duty charges, if any, shall be borne and paid by the Licenser and the Licensee equally in respect of this agreement.

25. Major structural repairs such as leakage of roof or replacement of electrical wiring or bursting or corroding of water pipes or defective sewerage system and such other major defects shall be got repaired forthwith by the Licenser at his own cost. If the Licenser does not carry out such major repairs as aforesaid the Licensees shall be at liberty to carry out the same and recover the cost from the Licenser with written permission of the Licenser.

26. The Licenser shall:

1. Obtain the consent from the society for giving the said flat on Rent to the Licensee.
2. Pay municipal and property tax and society maintenance charges and levies in respect of the said flat.



27. The Licenser and the Licensee hereto acknowledge that this agreement supersedes all prior communications between them including all oral or written proposals.

28. The license shall stand terminated in the event of the said flat or any part thereof being destroyed or damaged by fire, earthquake, riots, civil war or due to the falling down or any part thereof so as to render the said flat or any part thereof unfit for use, occupation or enjoyment by the Licensee for the purpose and in accordance with the terms of this agreement.

29. The Security Deposit shall be refunded simultaneously, on the Licensee duly handing over vacant and peaceful possession of the said flat to the Licenser on expiry or termination of this Leave and Licensee Agreement. Failure of the Licenser in refunding the Security Deposit shall make the Licenser liable for payment of interest @ 7.5% p.a. from the date of expiry or termination of this agreement till repayment thereof subject to however that if there are any arrears of compensation payable by the Licensee to the Licenser and/or deductions as mentioned in clause 15 hereof, the same shall be deducted from the Security Deposit. It is expressly agreed upon by the parties that only in the event if there is any default in payment of charges / amounts payable by the said Licensee that such charges / amounts shall be deducted by the Licenser from the Security Deposit.

30. This agreement is subject to the exclusive jurisdiction of Courts at Pune, only and any

Four handwritten signatures are shown in a row. From left to right: "Chanchal", "Rishabh", "Praveen", and "Vandana Chakraborty".

Licensor if served by registered post at their respective addresses first hereinabove written.

31. Nothing herein contained shall be construed as creating any right, interest, easement, tenancy or sub-tenancy or statutory tenancy of the said flat in favour of the Licensee or transferring any interest in the said flat in favors of the Licensee, other than the permissive right of use and enjoyment of the said flat hereby granted nor shall the Licensee be deemed to be in exclusive possession of the said flat.

32. Upon expiry of this agreement if the Licensee fails or refuses to handover vacant and peaceful possession of the said flat to the Licensor for any reason whatsoever, the Licensee shall be liable to pay twice the amount of compensation specified above for each month or part thereof during such wrongful occupation.

33. That on expiry of the terms of the agreement or its earlier revocation as per section 24 of the Maharashtra Rent Control Act 1999, As Amended Up To Date This Agreement shall be subject to the provisions of Maharashtra Rent Act, 1999.

34. STRICTLY UNDER THE Leave and License terms and the Licensee deliver possession of the said flat to the LICENSORS ON EXPIRY OF THE PERIOD OF THIS agreement and the Licensors is entitled to recover possession of the said flat on expiry of this agreement as per provisions of Section 24 of the Maharashtra Rent Control Act 1999, as amended up to date.

In addition to the License fee/ compensation mentioned above the LICENSEE shall pay electricity, telephone, cable network etc (if any) and any other services to the concerned authorities and that the LICENSORS shall not be responsible for the same.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals to this agreement, in duplicate, the day and year first hereinabove written.
SIGNED, SEALED AND DELIVERED by Shri
, authorized Power of Attorney of the within named)

Licensor)

Ms Vandana Chhabra.)

In the presence of)

1.)

Chhabra Rishi

Bru *Dwarka* 8



S. B. T.

IN WITNESS WHEREOF THE PARTIES TO THIS DEED HAVE SIGNED HEREUNDER ON
THE AFORESAID DATE AT PUNE

(LICENCEE)

- 1) Name: Mr. Prakash Choubey. 

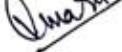


- 2) Name: Mr. Rishi Kanoja 



- 3) Name: Mr. Roshan Ware. 



- 4) Name: Mr. Vinit Maru. 



OF WITNESS IN THE PRESENCE

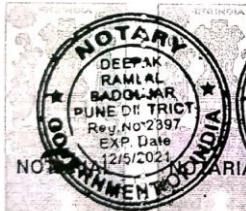
1)

2)

BEFORE ME

D. R. BADGUJAR
Sr. No. 10/11, 2nd Floor,
Pardeshi Building,
Sukhavagar, Nagar, Katraj,
PUNE

02 JAN 2020



ANNEXURE 1

(Description of the said Flat)

(Complete address with CTS number should be given)

CTS NUMBER : 212/2/1

FLAT NO. 301

BUILDING NAME : CRESECENT

WING : F

AREA (SQ FT } : 1800 SQ FT plus 640 SQ FT3 STLT

PARKING)

BUIDLER AND DEVELOPER : MAHINDRA GESCO

DEVELOPERS LIMITED , MAHINDAR A TOWERS 5TH

FLOOR WORLI MUMBAI -400018

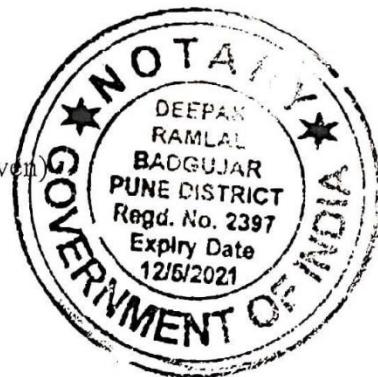
FLAT LOCATION ADDRESS : THE WOODS, ANUDH

ANNEXE) WAKAD PUNE -27

FLAT STILT PARKING : S- 59 AND S-34 AND S-60

FLAT OWNER : VANDANA CHHABRA W/O UMESH
KUMAR CHHABRA

Vandana Chhabra

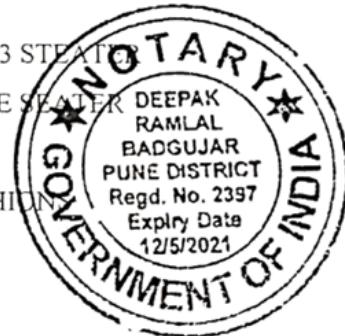


ANNEXURE 2

List of items / Equipments provided

A. LIVING ROOM AND SIT OUT LOBBY

- 1. 3 SEATER BLACK WOODEN FRAME SOFA WITH CUSHION
- 2. 2 CHAIRS BLACK WOODEN FRAME SOFA WITH CUSHION
- 3. GLASS TOP DINNING TABLE + 4 CHAIRS
- SOFA COMPOSITE FABRIC CROME BROWN COLOUR 3 SEATER
- SOFA COMPOSITE CROME BROWN COLOUR 2 SINGLE SEATER
- GLASS TOP CENTRE TABLE
- SIT OUT LOBBY CANEWOOD CHAIRS 2 NOS + 4 CUSHION
- CANEWOOD CENTRE TABLE
- CURTAIN ROD FOR FOR FRENCH WINDOW
- INTERCOM INSTRUMENT BEETAL WITH TABLE
- 52 " THREE BLADE BADGE COLOUR CROMPTON GREAVES CEILING FANS (2 NOS)
- 2 NOS ENERGY SAVER LORDS TUBE LIGHTS
- PHILLIPS CFL BULB 1 NO – 18 WATTS
- 2 NOS CFL PHILLIPS BULBS 8 WATTS
- TV ~~WIDE SCREEN~~ PHILIPS



B. MASTER BEDROOM (NO 1)

- Window AC with remote
- BLACK COLUR VEENEER FINISH KINGSIZE 6 FT * 6 1/4 FT BED WITH STORAGE BOX
- DUROFLEX MATTRESS (1 NO)
- WARD ROBE FOUR DOORS 6*6 1/4 VEENEER FINISH WITH TWO MIRROR FITTED WIHT DUPLICATE KEYS
- SIDE TABLE 1 NO
- TOILET MIRRIOR FITTED
- GYSER (RACOLD) IN BATHROOM

52" THREE BLADE BADGE COLOUR CROMPTON GREAVES CEILING FANS (1 NO)

- 1 NOS ENERGY SAVER PHILLIPS TURE LIGHT
- PHILLIPS CFL BULB 1 NO- 18 WATTS
- WINDOW CURTAIN ROD

C. KIDS BEDROOM (NO 2)

- BLACK COLOUR VEENEER FINISH QUEEN SIZE BED WITH STORAGE BOX
- Window AC with remote

- DUROFLEX MATTRESS (1 NO)
- WARD ROBE FOUR DOORS WEENEER FINISH WITH TWO MIRROR FITTED WITH DUPLICATE KEYS
- SIDE TABLE 1 NO
- TOILET MIRRIO FITTED
- GYSER (RACOLD) IN BATHROOM (1 NO)

7.52" THREE BLADE WHITE COLOUR ANCHOR CEILING FAN (1 NO)

- 1 NOS ENERGY SAVER PHILLPS TURE LIGHT
- PHILLPS CFL BULE 1 NO-18 WATTS
- CURTAIN ROD WINDOW

D GUEST BEDROOM (NO. 3)

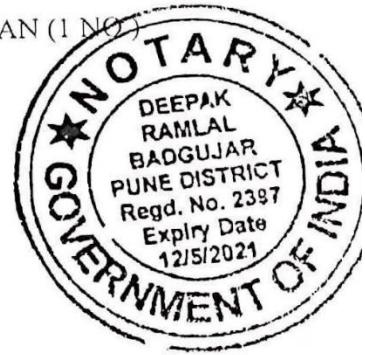
- CANE WOOD BED
- BUROFLEX MATTERESS
- 3 WARD ROBE TWO DOORS WOOD FINISH WITH DUPLICATE KEYS
- TOILET MIRRIO FITTED
- GYSER (RACOLD) IN BATHROOM (1 NO)

7.52" THREE BLADE WHITE COLOUR ANCHOR CEILING FAN (1 NO)

- 1 NOS ENERGY SAVER PHILLPS TURE LIGHT
- PHILLPS CFL BULE 1 NO-18 WATTS
- CURTAIN ROD WINDOW

E KITCHEN

- MODULAR KITCHEN UNIT
- 4 STOVES GAS STOVE (SUN BLAZE) WIHT GLASS COVER
- FILLED BHART GAS CYLINDER
- OVER HEAD STORAGE UNIT 2 DOOR WITH GLASS DOORS (1 NO)
- STORAGE UNIT 2 DOOR WITH VENEER FINISH
- ORIENT EXHAUST FAN (1 NO)
- 4 BLADES CEILING FAN BROWN COLOUR (1 NO)
- ENERGY SAVER PHILLPS TUBE (1 NO)
- PHILLPS CFL BULE 1 NO-18 WATTS
- FRIDGE TO BE INSTALLED
- OTC



RECEIPT

RECEIVED FROM THE WITHINNAMED LICENCE, A SUM OF REFUNDABLE DEPOSIT ON ACCOUNT OF EXTENSION FROM 11 MONTHS TO 22 MONTHS LEASE (RS 100,000 /-) (RUPEES ONE LAKH ONLY) NEFT DATED JAN 02,2020 AS AND BY WAY OF INTEREST FREE SECURITY ADDITIONAL DEPOSIT AS MENTIONED IN CLAUSE 6 OF AGREEMENT OF LEAVE AND LICENCE DATED JAN02,2020 BETWEEN **VANDANA CHABRA** AS LICENSOR AND **PRAKASH CHOUBEY ,ROSHAN WARE, RISHI KANOJIA AND VINIT MARU** LICENCEES REFUNDABLE AT THE TIME OF TERMINATION OF THIS AGREEMENT, BEARING NO INTEREST OF LEAVE AND LICENCE OF FLAT 301, CRESCENT 2 BUILDING, THE WOODS COMPLEX WAKAD AUNDH ANNEXE PUNE 27.

We SAY RECEIVED

REVENUE STAMP AND SIGNATURE



LICENSOR

Date: JAN 02, 2020

(_____ name _____)

WITNESS:

