

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1132.00/-	MH006241499202526P	29/07/2025
DHC	Rs. 300/-	0725292304656	29/07/2025
Registration Fee	Rs. 1000.00/-	MH006241499202526P	29/07/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 29/07/2025 at Pune

Between,

1) **Name:** Mrs Joshi Roopali Sham, Age : About 54 Years, Occupation : Service, PAN : ABXPJ8307R Residing at: Flat No:A3 - 801, Floor No:8, Building Name:Karishma Society, Block Sector:Kothrud, Road:Karve Road Near Sangam Press, Pune, Pune, Maharashtra, 411038

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

AND

1) **Name:** Mrs Ratna Garima Kumari, Age : About 53 Years, Occupation : Service, PAN : ADSPR6761J Residing at: Flat No:A - 705, Floor No:7, Building Name:Gold Coast, Block Sector:Pashan , Road:Ivory Estate Baner Road , Pune, Pune, Maharashtra, 411008

2) **Name:** Mr.Ratna Vivek, Age : About 57 Years, Occupation : Service, PAN : AEDPR2280Q Residing at: Flat No:A - 705 , Floor No:7, Building Name:Gold Coast , Block Sector:Pashan , Road:Ivory Estate Baner Road , Pune , Pune, Maharashtra, 411008

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

WHEREAS the Licensors 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 Licensors 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 01/08/2025 and ending on 30/06/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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 01/08/2025 and ending on 30/06/2026

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 40000(Forty Thousand Only) per month towards the compensation and Rs. 130000(One Lakh Thirty 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. 000007, dated – 01/08/2020 , drawn on the Licensee's Banking Account with Hdfc bank Bank, IT Park Branch. Amount Rs.130000/- (One Lakh Thirty 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) Miscellaneous: Other Fixtures - Curtain Road with holders 3, Kitchen Trolley 1, House keys for all the rooms 2, Electric Bell 1, Intercom 1. Tenants living at the premises as per following - Shashwat Ratna, Shriya Ratna, Vivek Ratna, Garima Kumari Ratna.

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 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. A - 705 , Built-up :1710 Square Feet, situated on the 7 Floor of a Building known as 'Gold Coast' standing on the plot of land bearing HOUSE NUMBER :1/11+1/8+1/4,Road: Ivory Estae Baner Road , Location: Pashan - 411008, of Village:Pashan,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune 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 Verified	Digitally signed
<u>Licensor</u> Mrs Joshi Roopali Sham Address: Flat No:A3 - 801, Floor No:8, Building Name:Karishma Society, Block Sector:Kothrud, Road:Karve Road Near Sangam Press, Pune, Pune, Maharashtra, 411038			Not Available
<u>Licensees</u> Mrs Ratna Garima Kumari Address: Flat No:A - 705, Floor No:7, Building Name:Gold Coast, Block Sector:Pashan , Road:Ivory Estate Baner Road , Pune, Pune, Maharashtra, 411008			Not Available
<u>Licensees</u> Mr.Ratna Vivek Address: Flat No:A - 705 , Floor No:7, Building Name:Gold Coast , Block Sector:Pashan , Road:Ivory Estate Baner Road , Pune , Pune, Maharashtra, 411008			Not Available
<u>Witness of execution of all executants</u> Kute Kartik Vijay Address: Building Name:Sandhya Park , Block Sector:Pashan , Road:Someshwar wadi , Pune, Pune, Maharashtra, 411008			Not Required
<u>Witness of execution of all executants</u> Thakur Rajesh Address: Block Sector:Jogiyara, Road:Main Road , Darbhanga, Darbhanga, Bihar, 847303			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/Ref No,Photo)	
Licensors Mrs Joshi Roopali Sham	15/07/2025 09:12:26 AM	15/07/2025 09:14:15 AM	Roopali Sham Joshi, Female, 1394524751121637376	
Licensees Mrs Ratna Garima Kumari	24/07/2025 06:47:05 PM	24/07/2025 06:48:04 PM	Garima Kumari Ratna, Female, 1208739202097242112	
Licensees Ratna Vivek	24/07/2025 06:50:27 PM	24/07/2025 06:50:55 PM	Vivek Ratna, Male, 1208738528022319104	
Identifier for all executants Kute Kartik Vijay	29/07/2025 12:30:52 PM	29/07/2025 12:31:34 PM	Kartik Vijay Kute, Male, 1169897360086093824	
Identifier for all executants Thakur Rajesh	29/07/2025 12:31:42 PM	29/07/2025 12:32:39 PM	Rajesh Thakur, Male, 1169897563161649152	

