

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 710.40/-	MH001890503202425E	09/05/2024
DHC	Rs. 300/-	0524107913850	10/05/2024
Registration Fee	Rs. 1000/-	MH001890503202425E	09/05/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/05/2024 at Panmala
Between,

1) **Name:** Mr.Deodhar Abhay Mukund, Age : About 74 Years, Occupation : Any Other, PAN : ACPPM8417J Residing at: Flat No:31, Building Name:Noopur Green Garden, Block Sector:Acharya Nagar, Road:W. T. Patil Marg, Deonar, Mumbai, Maharashtra, 400088 through his P.O.A. Mr. Mehandale Sudhir Bhalchandra, Age : About 75 Years, Occupation : Any Other Residing at: Flat No:31, Building Name:Noopur Green Garden, Block Sector:Acharya Nagar, Road:W. T Patil Marg, Deonar, Mumbai, Maharashtra, 400088

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:** Mr.Bhimashankar Mallinath Mitkare, Age : About 52 Years, Occupation : Service, PAN : AHHPM7720R Residing at: Building Name:Vidyanagar Shelagi, Block Sector:Shelagi, Road:Shelagi, Solapur, Solapur, Maharashtra, 413002

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 11 Months commencing from 01/05/2024 and ending on 31/03/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors have 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 Licenser 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 11 Months commencing from 01/05/2024 and ending on 31/03/2025

2) License Fee & Deposit: That the Licensee shall pay to the Licenser License fee at the rate of Rs. 25000(Twenty-Five Thousand Only) per month towards the compensation and Rs. 100000(One Lakh 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: 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 41101576436, dated – 18/04/2024, drawn on the Licensee's Banking Account with Union bank Bank, Kumbharves solapur Branch. Amount Rs.50000/-(Fifty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 410919611075, dated – 19/04/2024, drawn on the Licensee's Banking Account with Union bank Bank, Solapur Branch. Amount Rs.50000/-(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 Licenser.

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 Licenser 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 Licenser 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 Licenser.

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 Licenser shall on reasonable notice given by the Licenser 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 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 Licensors equally .







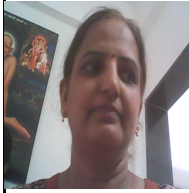

SCHEDULE I

(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/3, Built-up :850 Square Feet, situated on the 1st Floor Floor of a Building known as 'Parimal Co-Operative Housing Society' standing on the plot of land bearing C.T.S. Number :1239 A, Road: Apte Road, Location: Deccan Gymkhana Pune-411004, of Village:Shivajinagar (bhamburda) ,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> Mr. <u>Deodhar Abhay Mukund</u> through his P.O.A Mr. <u>Mehandale Sudhir Bhalchandra</u> Address: Flat No:31, Building Name:Noopur Green Garden, Block Sector:Acharya Nagar, Road:W. T Patil Marg, Deonar, Mumbai, Maharashtra, 400088			Not Available
<u>Licensee</u> Mr. <u>Bhimashankar Mallinath Mitkare</u> Address: Building Name:Vidyanagar Shelagi, Block Sector:Shelagi, Road:Shelagi, Solapur, Solapur, Maharashtra, 413002			Not Available
<u>Witness of execution of all executants</u> <u>Santosh Pansare-</u> Address: Block Sector:Vadgoan-, Road:Sinhgad Rd, Pune, Pune, Maharashtra, 411041			Not Required
<u>Witness of execution of all executants</u> <u>-rupali Pansare-</u> Address: Block Sector:Vadgaon-, Road:Sinhgad Rd, Pune, Pune, Maharashtra, 411041			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiress 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)	
Licensee Bhimashankar Mallinath Mitkare	22/04/2024 01:36:56 PM	22/04/2024 01:38:10 PM	Bhimashankar Mallinath Mitkare, Male, 1216651771684347904	
licensor Deodhar Abhay Mukund through his P.O.A. Mehandale Sudhir Bhalchandra	26/04/2024 02:32:51 PM	26/04/2024 02:34:38 PM	Sudhir Bhalchandra Mehendale, Male, 1233342963499163648	
Identifier for all executants -rupali Pansare-	07/05/2024 02:01:26 PM	07/05/2024 02:01:54 PM	Rupali Santosh Pansare, Female, 1173579901271887872	
Identifier for all executants Santosh Pansare-	07/05/2024 02:03:03 PM	07/05/2024 02:03:22 PM	Santosh Dnyaneshwar Pansare, Male, 1167676026232852480	

