

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 532.00/-	MH012227912202425P	08/12/2024
DHC	Rs. 300/-	1224080902936	08/12/2024
Registration Fee	Rs. 1000.00/-	MH012227912202425P	08/12/2024

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 08/12/2024 at PUNE

Between,

1) **Name:** Mrs Raji Ranjeet Sandbhor, Age : About 42 Years, Occupation : Service, PAN : AEIPN3560J Residing at: Block Sector:AMBEGAON BUDRUK, Road:AMBEGAON BUDRUK, AMBEGAON BUDRUK, Pune, Maharashtra, 411046

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.Shravan Santosh Upadhye, Age : About 19 Years, Occupation : Student Residing at: Block Sector:KOTHALI, Road:NEAR JAIN TEMPLE, KOTHALI, Kolhapur, Maharashtra, 416101

2) **Name:** Mr.Vipul Vijay Patil, Age : About 19 Years, Occupation : Student Residing at: Block Sector:DANOLI, Road:NEAR BIROBA TEMPLE, DANOLI, Kolhapur, Maharashtra, 416101

3) **Name:** Mr.Krantikumar Sagar Borgave, Age : About 19 Years, Occupation : Student Residing at: Block Sector:BORGAVE GALLI, Road:GHAR NO 277, KOTHALI, Kolhapur, Maharashtra, 416101

4) **Name:** Mr.Viresh Shriram Gurav, Age : About 19 Years Residing at: Block Sector:KOTHALI, Road:HIGH SCHOOL ROAD, KOTHALI, Kolhapur, Maharashtra, 416101

5) **Name:** Mr.Aditya Prashant Jagadale, Age : About 20 Years, Occupation : Student Residing at: Block Sector:DATT NIWAS, Road:HOUSE NO 572/1 DASARA CHOWK, JAYSINGPUR, Kolhapur, Maharashtra, 416101

6) **Name:** Mr.Paras Rajgonda Patil, Age : About 20 Years, Occupation : Student Residing at: Block Sector:KOTHALI, Road:THABGONDA GALLI, KOTHALI, Kolhapur, Maharashtra, 416101

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 Licenser 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 01/12/2024 and ending on 31/10/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser 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 Licenser 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 01/12/2024 and ending on 31/10/2025

2) License Fee & Deposit: That the Licensees shall pay to the Licenser License fee at the rate of Rs. 19000(Nineteen Thousand Only) per month towards the compensation and Rs. 40000(Forty 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.40000/-(Forty 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 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 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 Licenser 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 Licenser.



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 Licensors shall on reasonable notice given by the Licensors 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) 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. 4, Built-up :45.07 Square Meter, Parking:9.29 Square Meter, Gallery:34.85 Square Meter situated on the 1 Floor of a Building known as 'Pratham Building B' standing on the plot of land bearing Survey Number :34 & HISSA NUMBER :3/2/10, Road: AMBEGAON BUDRUK, Location: AMBEGAON BUDRUK, of Village: Ambegaon bu a, 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 Raji Ranjeet Sandbhor Address: Block Sector:AMBEGAON BUDRUK, Road:AMBEGAON BUDRUK, AMBEGAON BUDRUK, Pune, Maharashtra, 411046			Not Available
<u>Licensees</u> Mr.Shravan Santosh Upadhye Address: Block Sector:KOTHALI, Road:NEAR JAIN TEMPLE, KOTHALI, Kolhapur, Maharashtra, 416101			Not Available
<u>Licensees</u> Mr.Vipul Vijay Patil Address: Block Sector:DANOLI, Road:NEAR BIROBA TEMPLE, DANOLI, Kolhapur, Maharashtra, 416101			Not Available
<u>Licensees</u> Mr.Krantikumar Sagar Borgave Address: Block Sector:BORGAVE GALLI, Road:GHAR NO 277, KOTHALI, Kolhapur, Maharashtra, 416101			Not Available
<u>Licensees</u> Mr.Viresh Shriram Gurav Address: Block Sector:KOTHALI, Road:HIGH SCHOOL ROAD, KOTHALI, Kolhapur, Maharashtra, 416101			Not Available
<u>Licensees</u> Mr.Aditya Prashant Jagadale Address: Block Sector:DATT NIWAS, Road:HOUSE NO 572/1 DASARA CHOWK, JAYSINGPUR, Kolhapur, Maharashtra, 416101			Not Available
<u>Licensees</u> Mr.Paras Rajgonda Patil Address: Block Sector:KOTHALI, Road:THABGONDA GALLI, KOTHALI, Kolhapur, Maharashtra, 416101			Not Available











Witness of execution of all executants <u>Omkar Kudale</u> Address: Block Sector:PUNE, Road:PUNE, PUNE, Pune, Maharashtra, 411038			Not Required
Witness of execution of all executants <u>Deepak Pardeshi</u> Address: Block Sector:KOTHRUD, Road:KOTHRUD, KOTHRUD, Pune, Maharashtra, 411038			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 Raji Ranjeet Sandbhor	08/12/2024 05:25:30 PM	08/12/2024 05:25:50 PM	Raji Ranjeet Sandbhor, Female, 1229753199239974912	
Licensees Shravan Santosh Upadhye	08/12/2024 05:08:12 PM	08/12/2024 05:08:33 PM	Shravan Santosh Upadhye, Male, 1168721011954704384	
Licensees Vipul Vijay Patil	08/12/2024 05:15:35 PM	08/12/2024 05:15:55 PM	Vipul Vijay Patil (Paramappa), Male, 1170086205989670912	
Licensees Krantikumar Sagar Borgave	08/12/2024 05:18:32 PM	08/12/2024 05:19:06 PM	Krantikumar Sagar Borgave, Male, 1168478211875037184	
Licensees Viresh Shriram Gurav	08/12/2024 05:20:34 PM	08/12/2024 05:20:53 PM	Viresh Shriram Gurav, Male, 1168719002077782016	
Licensees Aditya Prashant Jagadale	08/12/2024 05:22:08 PM	08/12/2024 05:22:28 PM	Aditya Prashant Jagadale, Male, 1170936931582300160	
Licensees Paras Rajgonda Patil	08/12/2024 05:23:52 PM	08/12/2024 05:24:10 PM	Paras Rajgonda Patil, Male, 1168480109424304128	
Identifier for all executants Deepak Pardeshi	08/12/2024 05:27:25 PM	08/12/2024 05:27:42 PM	Deepak Pratapsingh Pardeshi, Male, 1167435007633416192	
Identifier for all executants Omkar Kudale	09/12/2024 07:18:49 PM	09/12/2024 07:19:03 PM	Omkar Keshav Kudale, Male, 1176515846442868736	