

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1325.00/-	MH003626187202526P	12/06/2025
DHC	Rs. 300/-	0625128708955	12/06/2025
Registration Fee	Rs. 1000.00/-	MH003626187202526P	12/06/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 12/06/2025 at Pune
Between,

1) **Name:** Mr. Harsh Rajendra kumar Verma, Age : About 43 Years, PAN : ACCPV3553F Residing at: Flat No:T1 - 1701, Floor No:17th, Building Name:Godrej Infinity, Block Sector:mundhwa, Road:Keshav nagar, Pune City, Pune, Maharashtra, 411036

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

AND

1) **Name:** Miss Krittika Chowdhury , Age : About 26 Years Residing at: Flat No:7/D, Building Name:21 South, Block Sector:Sarat Bose Road, Road:Jatin Bagchi Road, Kolkata, Kolkata, West bengal, 700029

2) **Name:** Miss Stuti Saini , Age : About 25 Years Residing at: Block Sector:Moradabad, Road:Ganaga Vihar Phase 2, Moradabad, Moradabad, Uttar pradesh, 244001

3) **Name:** Miss Vaishnavi Khariya , Age : About 27 Years Residing at: Block Sector:Tulsi Park Kidwai Nagar, Road:128/77 H-2 Block, Kanpur Nagar, Kanpur city, Uttar pradesh, 208011

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

WHEREAS the Licenser 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 01/02/2025 and ending on 31/12/2025, 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 her 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 Lessor 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 01/02/2025 and ending on 31/12/2025

2) License Fee & Deposit: That the Licensees shall pay to the Lessor License fee at the rate of Rs. 47000(Forty-Seven Thousand Only) per month towards the compensation and Rs. 141000(One Lakh Forty-One 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 Transaction Reference No. Online Transfer, dated – 11/11/2024, drawn on the Licensee's Banking Account with --select-- Bank, Other than the list Branch. Amount Rs.141000/-(One Lakh Forty-One 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 Lessor.

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 Lessor 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 Lessor 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 Lessor.

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 Lessor shall on reasonable notice given by the Lessor 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 Licenser 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 Licenser 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 her goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or her articles from the said premises on expiry or sooner determination of this Agreement ,the Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and her 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: 1. Other Furniture and Appliances : Dinning Table-1, Chairs-6, Gas Stove-1, Water Purifier-1, Inverter-1, Round Table-1, Wardrobe-3, Curtain Rod-6, TV-1, Tv unit-1, Exhaust Fan-2, Bulb-5, Modular Kitchen, Mattress-2, Ladder-1, Cloth Dryer -1, Sifa 6 Seater-1. 2. The flat shall be return by the licensee as it is without any damages at time of hand over, The licensee shall maintain house painting and cleanliness etc in a tidy condition by the licensee. The licensee will have to compensate in case of damages. 3. MNGL GAS BILLS NEED TO PAY BY LICENSEE. 4.Rent will be transfer by bank transfer only. 5. no Subletting Allowed. 6. Only those three girls are allowed to stay in flat whose names are in agreement. If someone wants to vacate d flat before agreement end Tenants will pay agreement charges.And its tenants responsibility to find new replacement not owners. Nice land property 15day brokerage applicable next year

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 Licenser 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. T1A - 1701 (3 BHK), Built-up :1066 Square Feet, situated on the 17TH Floor of a Building known as 'GODREJ INFINITY' standing on the plot of land bearing Survey Number :9 - 14,Road: NEAR RENUKAMATA MANDIR, Location: KESHAV NAGAR MUNDHWA - 411036, of Village:Mundhava,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

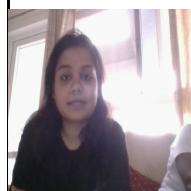
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

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

Sr No.	Item	Number of Units
1	Fan	5
2	Tube light	10
3	Bulb	16
4	Bed	3
5	Air Conditioner	2
6	Electric Geezer	3
7	Curtains	5
8	Washing Machine	1
9	Fridge	1



Name & Address	Photo	Thumb Verified	Digitally signed
Licensor <u>Mr.Harsh Rajendra kumar Verma</u> Address: Flat No:T1 - 1701, Floor No:17th, Building Name:Godrej Infinity, Block Sector:mundhwa, Road:Keshav nagar, Pune City, Pune, Maharashtra, 411036			Not Available
Licensees <u>Miss Krittika Chowdhury</u> Address: Flat No:7/D, Building Name:21 South, Block Sector:Sarat Bose Road, Road:Jatin Bagchi Road, Kolkata, Kolkata, West bengal, 700029			Not Available
Licensees <u>Miss Stuti Saini</u> Address: Block Sector:Moradabad, Road:Ganaga Vihar Phase 2, Moradabad, Moradabad, Uttar pradesh, 244001			Not Available
Licensees <u>Miss Vaishnavi Khariya</u> Address: Block Sector:Tulsi Park Kidwai Nagar, Road:128/77 H-2 Block, Kanpur Nagar, Kanpur city, Uttar pradesh, 208011			Not Available
Witness of execution of all executants <u>Sandesh Wankhede</u> Address: Block Sector:Kharadi, Road:Kharadi, Pune, Pune, Maharashtra, 411014			Not Required
Witness of execution of all executants <u>Prakash Gaikwad</u> Address: Block Sector:Pathare Vasti, Road:Mundhva Road, Pune, Pune, Maharashtra, 411036			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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)
Licensor <u>Harsh Rajendra kumar Verma</u>	04/06/2025 08:17:01 AM	04/06/2025 08:17:43 AM	Harsh Rajendra Kumar Verma, Male, 1309733117910081536 
Licensees <u>Miss Stuti Saini</u>	21/05/2025 03:00:15 PM	21/05/2025 03:00:35 PM	Stuti Saini, Female, 1239796481978355712 
Licensees <u>Miss Krittika Chowdhury</u>	22/05/2025 06:30:06 PM	22/05/2025 06:30:26 PM	Krittika Chowdhury, Female, 1180398097119338496 
Licensees <u>Miss Vaishnavi Khariya</u>	22/05/2025 06:30:42 PM	22/05/2025 06:31:02 PM	Vaishnavi Khariya, Female, 1306137604048576512 
Identifier for all executants <u>Sandesh Wankhede</u>	12/06/2025 02:36:51 PM	12/06/2025 02:37:58 PM	Sandesh Eknath Wankhede, Male, 1184173473071190016 
Identifier for all executants <u>Prakash Gaikwad</u>	12/06/2025 03:03:37 PM	12/06/2025 03:03:52 PM	Prakash Dharma Gaikwad, Male, 1207256600882532352 

