

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 419.40/-	MH006006513201819E	10/09/2018
Registration Fee	Rs. 1000/-	MH006006513201819E	10/09/2018

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 10/09/2018 at PUNE

Between,

1) **Name:** Mr.Khaire Maruti Dyndeo, Age : About 61 Years, Occupation : Any Other, PAN : AOTPK1129B, Aadhaar: XXXX XXXX 0257 Residing at: Building Name:52/3, Block Sector:MARUTI NAGAR, Road:BEHIND NISHANT ENTERPRISES, VADGAONSHERI, PUNE, MAHARASHTRA, 411014

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

AND

1) **Name:** Mr.Yadav Uday Shankar, Age : About 24 Years, Occupation : Service, PAN : AKLPY6083E, Aadhaar: XXXX XXXX 5848 Residing at: Building Name:MAU KUBER, Block Sector:AKOLHI, Road:PO-HALDHARPUR, MAU KUBER, AZAMGARH, UTTAR PRADESH, 275101

2) **Name:** Mr.Mhetar Omkar Appasaheb, Age : About 23 Years, Occupation : Service, PAN : CFIPM9514A, Aadhaar: XXXX XXXX 2945 Residing at: Flat No.:, Floor No:KOSHTI MALA, Building Name:SARATHI BUILDING, Block Sector:KABNUR, Road:SARASWATI COLONY, KABNUR, KOLHAPUR, MAHARASHTRA, 416116

3) **Name:** Mr.Medhe Swapnil Subhash, Age : About 23 Years, Occupation : Service, PAN : DFEPM1781J, Aadhaar: XXXX XXXX 8155 Residing at: Flat No:PHASE II, Building Name:RAJESHWAR NAGAR, Block Sector:JAMNER ROAD, Road:NEAR SANTOSHI MATA HALL, BHUSAWAL, JALGAON, MAHARASHTRA, 425201

4) **Name:** Mr.Kaushik Arun Basant, Age : About 26 Years, Occupation : Service, PAN : BRQPK9862E, Aadhaar: XXXX XXXX 6074 Residing at: Building Name:NIKUNJ KAUSHIK BHAWAN, Block Sector:BAREILLY, Road:DEFENCE COLONY, BAREILLY, BAREILLY, UTTAR PRADESH, 243122

5) **Name:** Mr.Pachpor Roshan Ramkrushna, Age : About 26 Years, Occupation : Service, PAN : CUYPP2184E, Aadhaar: XXXX XXXX 2610 Residing at: Building Name:ADOL BK, Block Sector:BULDHANA, Road:JALGAON JAMOD, BULDHANA, BULDHANA, MAHARASHTRA, 443403

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



WHEREAS the Licensor 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 Licensor 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 01/09/2018 and ending on 31/07/2019, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor 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 01/09/2018 and ending on 31/07/2019

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 15000(Fifteen Thousand Only) per month towards the compensation and Rs. 30000(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 Cash. Amount Rs.30000/-(Thirty Thousand Only)

4) Maintenance Charges: That the Licensees herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, 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 Licensor 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 Licensor 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 Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensees and his 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) 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.

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. ., Built-up :750 Square Feet, Gallery:25 Square Foot situated on the 2ND FLOOR Floor of a Building known as 'OM GANGOTRI SOCIETY' standing on the plot of land bearing Survey Number :56/3, Road: LANE NO 2, BALAGI NAGAR, Location: VADGAONSHERI, of Village: Vadgaon sheri, situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

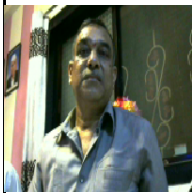

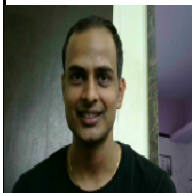

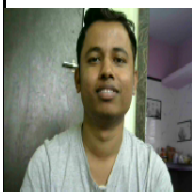

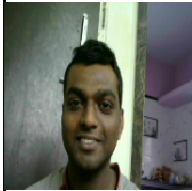

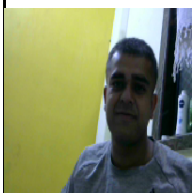



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II





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

Sr No.	Item	Number of Units
1	Fan	3
2	Bulb	3



Name & Address	Photo	Thumb Image	Digitally signed
Licensors Mr.Khaire Maruti Dyndeo Address: Building Name:52/3, Block Sector:MARUTI NAGAR, Road:BEHIND NISHANT ENTERPRISES, VADGAONSHERI, PUNE, MAHARASHTRA, 411014			Not Available
Licensees Mr.Yadav Uday Shankar Address: Building Name:MAU KUBER, Block Sector:AKOLHI, Road:PO-HALDHARPUR, MAU KUBER, AZAMGARH, UTTAR PRADESH, 275101			Not Available
Licensees Mr.Mhetar Omkar Appasaheb Address: Flat No:., Floor No:KOSHTI MALA, Building Name:SARATHI BUILDING, Block Sector:KABNUR, Road:SARASWATI COLONY, KABNUR, KOLHAPUR, MAHARASHTRA, 416116			Not Available
Licensees Mr.Medhe Swapnil Subhash Address: Flat No:PHASE II, Building Name:RAJESHWAR NAGAR, Block Sector:JAMNER ROAD, Road:NEAR SANTOSHI MATA HALL, BHUSAWAL, JALGAON, MAHARASHTRA, 425201			Not Available
Licensees Mr.Kaushik Arun Basant Address: Building Name:NIKUNJ KAUSHIK BHAWAN, Block Sector:BAREILLY, Road:DEFENCE COLONY, BAREILLY, BAREILLY, UTTAR PRADESH, 243122			Not Available
Licensees Mr.Pachpor Roshan Ramkrushna Address: Building Name:ADOL BK, Block Sector:BULDHANA, Road:JALGAON JAMOD, BULDHANA, BULDHANA, MAHARASHTRA, 443403			Not Available



Witness of execution of all executants <u>Rasal Anand Suresh</u> Address: Building Name:JAGADAMBA NIWAS, Block Sector:VADGAONSHERI, Road:LANE NO 6, MATENAGAR, VADGAONSHERI, PUNE, MAHARASHTRA, 411014			Not Required
Witness of execution of all executants <u>Khair Ravindra Kumar</u> Address: Flat No:401, Floor No:4TH FLOOR, Building Name:GAURAV PLAZA, Block Sector:DATTA NAGAR, Road:NEAR DATTA MANDIR, VADGAONSHERI, PUNE, MAHARASHTRA, 411014			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiies 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 No,Photo)	
Licensors Khaire Maruti Dyndeo XXXX XXXX 0257	09/09/2018 07:50:58 PM	09/09/2018 07:51:18 PM	Maruti Dyndeo Khaire, Male, XXXX XXXX 0257	
Licensees Yadav Uday Shankar XXXX XXXX 5848	09/09/2018 05:40:19 PM	09/09/2018 05:40:41 PM	Uday Shankar Yadav, Male, XXXX XXXX 5848	
Licensees Mhetar Omkar Appasaheb XXXX XXXX 2945	09/09/2018 05:39:37 PM	09/09/2018 05:39:57 PM	Omkar Appasaheb Mhetar, Male, XXXX XXXX 2945	
Licensees Medhe Swapnil Subhash XXXX XXXX 8155	09/09/2018 05:38:57 PM	09/09/2018 05:39:12 PM	Swapnil Subhash Medhe, Male, XXXX XXXX 8155	
Licensees Kaushik Arun Basant XXXX XXXX 6074	10/09/2018 07:53:19 PM	10/09/2018 07:53:32 PM	Arun Kaushik, Male, XXXX XXXX 6074	
Licensees Pachpor Roshan Ramkrushna XXXX XXXX 2610	10/09/2018 07:50:19 PM	10/09/2018 07:50:31 PM	Roshan Ramkrushna Pachpor, Male, XXXX XXXX 2610	



identifier for all executants <u>Rasal Anand</u> <u>Suresh</u> <u>XXXX XXXX</u> <u>6721</u>	10/09/2018 07:44:33 PM	10/09/2018 07:46:58 PM	Anand Rasal, Male, XXXX XXXX 6721	
identifier for all executants <u>Khaire Ravindra</u> <u>Kumar</u> <u>XXXX XXXX</u> <u>9731</u>	10/09/2018 09:52:20 PM	10/09/2018 09:54:43 PM	Ravindra Kumar Khaire, Male, XXXX XXXX 9731	

