

| Particulars | Amount Paid | GRN/Transaction Id | Date |
|------------------|---------------|--------------------|------------|
| Stamp Duty | Rs. 1009.00/- | MH014689590202526P | 04/01/2026 |
| DHC | Rs. 300/- | 0126063420587 | 06/01/2026 |
| Registration Fee | Rs. 1000.00/- | MH014689590202526P | 04/01/2026 |

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 04/01/2026 at KOPARKHAIRNE
Between,

1) **Name:** Mrs - ROSHNI SINGH SATWANT SINGH, Age : About 43 Years, PAN : AZSXD4521M
Residing at: Flat No:202, Floor No:2ND, Building Name:ASHIRWAD CHS, Block Sector:SECTOR
5, Road:PLOT NO 35, KOPARKHAIRNE, Thane, Maharashtra, 400709

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.- PRATHMESH NARENDRA, Age : About 22 Years, PAN : QTSPS3411N Residing
at: Block Sector:MEHUNBARE, Road:GADHARI GALLI, JALGAON, Jalgaon, Maharashtra,
424106

2) **Name:** Mr.- SMIT JITENDRA CHAUHAN, Age : About 20 Years, PAN : DHTPC0119R Residing
at: Block Sector:CIDCO NANDED, Road:OLD KAUTHA VARUNDAVAN NAGAR, NANDED,
Nanded, Maharashtra, 431603

3) **Name:** Mr.- TANISH SURESH SHETTY, Age : About 20 Years, PAN : SSMPS4092A Residing
at: Flat No:511, Building Name:SATYAJEET VILLA, Block Sector:GOTE, Road:PB ROAD GOTE
TA KARAD, VIDYANAGAR KARAD, Satara, Maharashtra, 415124

4) **Name:** Mr.- JAY BABASO GURAV, Age : About 22 Years, PAN : EPAPG0846B Residing at:
Block Sector:SHASTRI BOL, Road:SHIVASHOURY, SENAPATI KAPSHI, Kolhapur, Maharashtra,
416218

5) **Name:** Mr.- ADITYA SACHIN DHADIWAL, Age : About 19 Years, PAN : ISMPD9987B Residing
at: Flat No:1350, Block Sector:SANGAMNER, Road:MAIN ROAD SAINATH CHAUK, WAD GALLI
AHMADNAGAR, Ahilyanagar, Maharashtra, 422605

6) **Name:** Mr.- AYUSH YOGESH AGRAWAL, Age : About 21 Years, PAN : GDIPA1194J Residing
at: Flat No:HOUSE NO 3/36, Building Name:MANGAL NIWAS, Block Sector:BHUSAVAL,
Road:SHIVAJI NAGAR, BHUSAVAL, Jalgaon, Maharashtra, 425201

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

WHEREAS the Lessor 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 Lessor 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 05/01/2026 and ending on 04/12/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Lessor 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 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 05/01/2026 and ending on 04/12/2026

2) License Fee & Deposit: That the Licensees shall pay to the Lessor License fee at the rate of Rs. 36000(Thirty-Six Thousand Only) per month towards the compensation and Rs. 80000(Eighty 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: 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 570190867973, dated – 01/12/2025, drawn on the Licensee's Banking Account with Union bank Bank, Branch. Amount Rs.2000/-(Two Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 533529875334, dated – 01/12/2025, drawn on the Licensee's Banking Account with Union bank Bank, Branch. Amount Rs.78000/-(Seventy-Eight 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 Lessor 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 Lessor 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 Lessor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Lessor 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 Lessor equally .

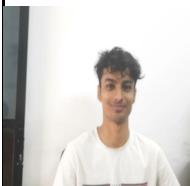
SCHEDULE I

(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. 202, Built-up :700 Square Feet, situated on the 2ND Floor of a Building known as 'ASHIRWAD CO OP HSG SOCIETY' standing on the plot of land bearing Plot Number :35,Road: SECTOR 5 A KOPARKHAIRNE, Location: 400709, of Village:Koparakhairane,situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Navi Mumbai 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.

Document not yet registered

| Name & Address | Photo | Thumb Verified | Digitally signed |
|---|---|---|------------------|
| Licensor <u>Mrs - ROSHNI SINGH SATWANT SINGH</u> Address: Flat No:202, Floor No:2ND, Building Name:ASHIRWAD CHS, Block Sector:SECTOR 5, Road:PLOT NO 35, KOPARKHAIRNE, Thane, Maharashtra, 400709 |  |  | Not Available |
| Licensees <u>Mr.- PRATHMESH NARENDRA</u> Address: Block Sector:MEHUNBARE, Road:GADHARI GALLI, JALGAON, Jalgaon, Maharashtra, 424106 |  |  | Not Available |
| Licensees <u>Mr.- SMIT JITENDRA CHAUHAN</u> Address: Block Sector:CIDCO NANDED, Road:OLD KAUTHA VARUNDAVAN NAGAR, NANDED, Nanded, Maharashtra, 431603 |  |  | Not Available |
| Licensees <u>Mr.- TANISH SURESH SHETTY</u> Address: Flat No:511, Building Name:SATYAJEET VILLA, Block Sector:GOTE, Road:PB ROAD GOTE TA KARAD, VIDYANAGAR KARAD, Satara, Maharashtra, 415124 |  |  | Not Available |
| Licensees <u>Mr.- JAY BABASO GURAV</u> Address: Block Sector:SHASTRI BOL, Road:SHIVASHOURY, SENAPATI KAPSHI, Kolhapur, Maharashtra, 416218 |  |  | Not Available |
| Licensees <u>Mr.- ADITYA SACHIN DHADIWAL</u> Address: Flat No:1350, Block Sector:SANGAMNER, Road:MAIN ROAD SAINATH CHAUK, WAD GALLI AHMADNAGAR, Ahilyanagar, Maharashtra, 422605 |  |  | Not Available |

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| Licensees Mr.- AYUSH YOGESH AGRAWAL Address: Flat No:HOUSE NO 3/36, Building Name:MANGAL NIWAS, Block Sector:BHUSA WAL, Road:SHIVAJI NAGAR, BHUSA WAL, Jalgaon, Maharashtra, 425201 |  |  | Not Available |
| Witness of execution of all executants - MAMTA KESAR Address: Block Sector:KOPARKHAIRNE, Road:SECTOR 14, NAVI MUMBAI, Thane, Maharashtra, 400709 |  |  | Not Required |
| Witness of execution of all executants - JYOTI DEEPAK SAKPAL Address: Block Sector:KOPARKHAIRNE, Road:SECTOR 14, NAVI MUMBAI, Thane, Maharashtra, 400709 |  |  | 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) |
|--|-----------------------------|---|--|
| <u>Licensor</u> <u>Mrs - ROSHNI SINGH SATWANT SINGH</u> | 04/01/2026 08:14:50 PM | 04/01/2026 08:15:12 PM | Roshni Singh Satwant Singh, Female, 1298612627791499264 |
| <u>Licensees</u> <u>- SMIT JITENDRA CHAUHAN</u> | 05/01/2026 01:44:18 PM | 05/01/2026 01:47:26 PM | Smit Jitendra Chauhan, Male, 1169546515691687936 |
| <u>Licensees</u> <u>- ADITYA SACHIN DHADIWAL</u> | 05/01/2026 01:50:30 PM | 05/01/2026 01:51:04 PM | Aditya Sachin Dhadiwal, Male, 1172498329789554688 |
| <u>Licensees</u> <u>- AYUSH YOGESH AGRAWAL</u> | 05/01/2026 01:51:11 PM | 05/01/2026 01:51:49 PM | Ayush Yogesh Agrawal, Male, 1172748575870312448 |
| <u>Licensees</u> <u>- JAY BABASO GURAV</u> | 06/01/2026 06:31:06 PM | 06/01/2026 06:31:46 PM | Jay Babaso Gurav, Male, 1170538217881554944 |
| <u>Licensees</u> <u>- PRATHMESH NARENDRA</u> | 06/01/2026 06:31:52 PM | 06/01/2026 06:32:16 PM | Prathmesh Narendra Shirude, Male, 1176817510580310016 |
| <u>Licensees</u> <u>- TANISH SURESH SHETTY</u> | 06/01/2026 06:37:10 PM | 06/01/2026 06:38:25 PM | Tanish Suresh Shetty, Male, 1170582233469706240 |
| <u>Identifier for all executants</u> <u>- JYOTI DEEPAK SAKPAL</u> | 05/01/2026 01:54:52 PM | 05/01/2026 01:55:16 PM | Jyoti Deepak Sakpal, Female, 1168477649498562560 |
| <u>Identifier for all executants</u> <u>- MAMTA KESAR</u> | 05/01/2026 01:55:22 PM | 05/01/2026 01:55:50 PM | Mamta Kesar, Female, 1227140769368330240 |