

AGREEMENT OF LEAVE AND LICENSE E-REGISTRATION

DHRUVA ENTERPRISES

E-REGISTRATION Authorised Service Provider

OXFORD BLUES, OFFICE NO. 06,
GROUND FLOOR, KEDARI NAGAR,
WANWORIE, PUNE - 411040

CONTACT: 9923 001888 / 7722 001888

- *Doorstep Service for Online Leave and License Agreement across Maharashtra, India and Abroad.*
- *Associated with Authorizes Service Providers only.*
- *Registration Process as per Your Timing.*
- *No Hidden Cost, Hustle free Process.*
- *We never Save Personal Data in our Database or System and never Share your data.*
- *Add our Special Clauses.*
- *Trusted name in Pune for rent Agreement Online Registration.*
- *Always Mention our Special Points which is not cover in Government Draft.*

Village Name : Mahanmadwadi

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.20000/-
(3) Licence Fee	Rs.15000/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:F2/603, Floor No:6th Floor, Building Name:Raheja Vista Phase III, Block Sector:Mohammadwadi Pune-411048, Road:NIBM ROAD ANNEX, City:Mahanmadwadi, District:Pune, Survey Number : 38/1, Leave and License Months:7
(5) Area	726 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Mrs Pandita Arti Age: 44 Address: Flat No:F2-702, Building Name:Raheja Vistas Phase III, Block Sector:Mohammadwadi, Road:N.I.B.M. Road Annex, City:Mohammadwadi, District:Pune, State:Maharashtra, Pin:411060 PAN: BBJPP1192D
(8) Licensee Name and Address	1) Name: Raut SAGAR SURYAKANT Age: 32 Address: Flat No:E/5, Block Sector:SHIVAJI NAGAR NEAR FATIMA CHURCH, Road:D,G. MAHAJAN PATH, City:SEWREE, District:Mumbai, State:Maharashtra, Pin:400015 PAN: 2) Name: Miss Vijan Sanjana Sanjay Age: 27 Address: Flat No:A/1207, Building Name:BHAGNARI CO-CO HSG SOC , Block Sector:CHUNABHATTI, Road:SION, City:SION, District:Mumbai, State:Maharashtra, Pin:400022 PAN:
(9) Date of Execution	03/12/2021
(10) Date of Registration	04/12/2021
(11) Registration Number/Year	18374/2021
(12) Stamp Duty	Rs.265.40/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 265.40/-	MH009634144202122E	03/12/2021
Registration Fee	Rs. 1000/-	MH009634144202122E	03/12/2021

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 03/12/2021 at PUNE

Between,

1) **Name:** Mrs Pandita Arti , Age : About 44 Years, Occupation : Service, PAN : BBJPP1192D
Residing at: Flat No:F2-702, Building Name:Raheja Vistas Phase III, Block
Sector:Mohammadwadi, Road:N.I.B.M. Road Annex, Mohammadwadi, Pune, Maharashtra,
411060

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.Raut SAGAR SURYAKANT, Age : About 32 Years, Occupation : Service Residing at:
Flat No:E/5, Block Sector:SHIVAJI NAGAR NEAR FATIMA CHURCH, Road:D,G. MAHAJAN
PATH, SEWREE, Mumbai, Maharashtra, 400015

2) **Name:** Miss Vijan Sanjana Sanjay, Age : About 27 Years, Occupation : Service Residing at: Flat
No:A/1207, Building Name:BHAGNARI CO-CO HSG SOC , Block Sector:CHUNABHATTI,
Road:SION, SION, Mumbai, Maharashtra, 400022

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 Licensors with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 7 Months commencing from 01/12/2021 and ending on 30/06/2022, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors 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 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 7 Months commencing from 01/12/2021 and ending on 30/06/2022

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. 20000(Twenty 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.20000/-(Twenty 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 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 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 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 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 her belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous: 1. Either party, even before the expiry of the above License period may terminate it by written notice of ONE MONTH, The Licensee Also Agree To Pay Monthly License Fee In Advance On Or Before 5th Of Each Month...2. The Licensee strictly follow the society rules, There should be no disturbance or hindrance to the neighbor by the licensee, or else strict action will be taken against the licensee..3. The Licensors will not be responsible for any kind of Loan or Credit Society transaction made by Licensee.4.The Licensors shall not be responsible for any Theft, Accidents, Damages or Loss To Any Property of the Licensee under any circumstances.5.The Licensee shall maintain the Licensed Premises to the best of his ability.

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 and Licensors equally .

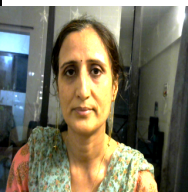

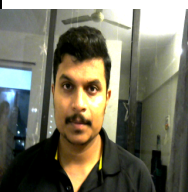

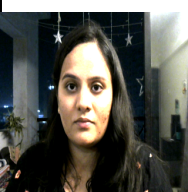
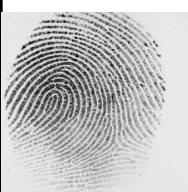
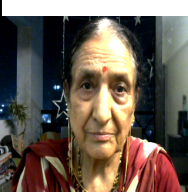
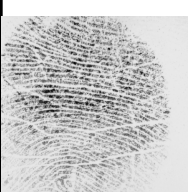
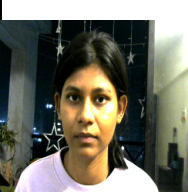
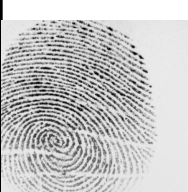
SCHEDULE I

(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. F2/603, Built-up :726 Square Feet, situated on the 6th Floor Floor of a Building known as 'Raheja Vista Phase III' standing on the plot of land bearing Survey Number :38/1,Road: NIBM ROAD ANNEX, Location: Mohammadwadi Pune-411048, of Village:Mahanmadwadi,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 Image	Digitally signed
<u>Licensor</u> Mrs Pandita Arti Address: Flat No:F2-702, Building Name:Raheja Vistas Phase III, Block Sector:Mohammadwadi, Road:N.I.B.M. Road Annex, Mohammadwadi, Pune, Maharashtra, 411060			Not Available
<u>Licensees</u> Mr.Raut SAGAR SURYAKANT Address: Flat No:E/5, Block Sector:SHIVAJI NAGAR NEAR FATIMA CHURCH, Road:D,G. MAHAJAN PATH, SEWREE, Mumbai, Maharashtra, 400015			Not Available
<u>Licensees</u> Miss Vijan Sanjana Sanjay Address: Flat No:A/1207, Building Name:BHAGNARI CO-CO HSG SOC , Block Sector:CHUNABHATTI, Road:SION, SION, Mumbai, Maharashtra, 400022			Not Available
<u>Witness of execution of all executants</u> Pandita Phoola. Address: Flat No:F2/702, Building Name:Raheja Vista Phase III, Block Sector:Mohammadwadi, Road:NIBM Road Annex, Pune, Pune, Maharashtra, 411060			Not Required
<u>Witness of execution of all executants</u> Modi Sonam A Address: Flat No:B/39, Building Name:Nirmala Niwas, Block Sector:Mumbai, Road:Parel, Mumbai, Mumbai, Maharashtra, 400012			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 No,Photo)	
Licensors Mrs Pandita Arti	01/12/2021 07:38:58 PM	01/12/2021 07:40:02 PM	Arti Pandita, Female, XXXX XXXX 9459	
Licensees Raut SAGAR SURYAKANT	01/12/2021 07:41:24 PM	01/12/2021 07:41:42 PM	Sagar Suryakant Raut, Male, XXXX XXXX 3391	
Licensees Miss Vijan Sanjana Sanjay	01/12/2021 07:44:21 PM	01/12/2021 07:44:46 PM	Sanjana Sanjay Vijan, Female, XXXX XXXX 5771	
Identifier for all executants Pandita Phoola.	01/12/2021 07:47:27 PM	01/12/2021 07:47:48 PM	Phoola Pandita, Female, XXXX XXXX 7713	
Identifier for all executants Modi Sonam A	01/12/2021 07:50:38 PM	01/12/2021 07:51:13 PM	Sonam Ashutosh Modi, Female, XXXX XXXX 1897	

