

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 537.50/-	MH006604057202122E	23/09/2021
Registration Fee	Rs. 1000/-	MH006604057202122E	23/09/2021

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 23/09/2021 at Mundhwa, Pune

Between,

1) **Name:** Mr. Piyush Rameshkumar Biyani, Age : About 31 Years, Occupation : Service, PAN : AQLPB4216C Residing at: Flat No:107, Floor No:1st, Building Name:La Maison Building, Block Sector:-, Road:Opp Savoy Park Hotel, Makool, Dubai, Dubai, 111507 through his P.O.A. Mr. Rameshkumar Jagdishprasad Biyani, Age : About 60 Years, Occupation : Business, PAN: ABAPB9991N Residing at: Flat No:303, Floor No:3rd, Building Name:Malati Madhav Presige, Block Sector:Chandur Road Near Jamadade Mala, Road:15/548/1 Pujari Mala Hatkanangale, Kolhapur, Kolhapur, Maharashtra, 416115

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. Rakesh Jayakumar Nadar, Age : About 29 Years, Occupation : Service, PAN : AMRPN5951E Residing at: Flat No:Room No 31, Floor No:-, Building Name:Saibaba Mandir, Block Sector:Chembur, Road:Saibaba Nagar Shell Colony Road, Mumbai, Mumbai, Maharashtra, 400071

2) **Name:** Mr. Jayakumar Thangasamy Nadar, Age : About 60 Years, Occupation : Business, PAN : AACPJ4302N Residing at: Flat No:Room No 31, Floor No:-, Building Name:Saibaba Mandir, Block Sector:Chembur, Road:Shell Colony Road, Mumbai, Mumbai, Maharashtra, 400071

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 12 Months commencing from 18/09/2021 and ending on 17/09/2022, 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 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 12 Months commencing from 18/09/2021 and ending on 17/09/2022

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 17500(Seventeen Thousand Five Hundred Only) per month towards the compensation and Rs. 50000(Fifty 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. IMPS125022390904, dated – 07/09/2021, drawn on the Licensee's Banking Account with State bank of india Bank, Ichalkaranji kolhapu Branch. Amount Rs.50000/-(Fifty 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) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) 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.

12) 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.

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 Licensor 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. 802, Built-up :915 Square Feet, situated on the 8th Floor of a Building known as 'Florida River Bank' standing on the plot of land bearing Survey Number :9, 38, Plot No. 14, Road: Keshav Nagar Road, Location: Mundhwa, Pune - 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.






Name & Address	Photo	Thumb Image	Digitally signed
<u>Licensor</u> Mr. <u>Piyush Rameshkumar Biyani</u> through his P.O.A Mr. <u>Rameshkumar Jagdishprasad Biyani</u> Address: Flat No:303, Floor No:3rd, Building Name:Malati Madhav Presige, Block Sector:Chandur Road Near Jamadade Mala, Road:15/548/1 Pujari Mala Hatkanangale, Kolhapur, Kolhapur, Maharashtra, 416115			Not Available
<u>Licensees</u> Mr. <u>Rakesh Jayakumar Nadar</u> Address: Flat No:Room No 31, Floor No:-, Building Name:Saibaba Mandir, Block Sector:Chembur, Road:Saibaba Nagar Shell Colony Road, Mumbai, Mumbai, Maharashtra, 400071			Not Available
<u>Licensees</u> Mr. <u>Jayakumar Thangasamy Nadar</u> Address: Flat No:Room No 31, Floor No:-, Building Name:Saibaba Mandir, Block Sector:Chembur, Road:Shell Colony Road, Mumbai, Mumbai, Maharashtra, 400071			Not Available
<u>Witness of execution of all executants</u> <u>Bhand Shivdas</u> Address: Block Sector:Kharabwadi, Road:Kharabwadi, Chakan, Pune, Maharashtra, 410501			Not Required
<u>Witness of execution of all executants</u> <u>Namdev Dawkore</u> Address: Block Sector:sharad nagar, Road:spine road, Pune, Pune, Maharashtra, 412114			Not Required

Admission Of Execution / Identification



The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiars 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)	
Licensees Rakesh Jayakumar Nadar	17/09/2021 05:52:50 PM	17/09/2021 05:55:09 PM	Rakesh Jayakumar Nadar, Male, XXXX XXXX 6442	
Licensees Jayakumar Thangasamy Nadar	17/09/2021 05:51:44 PM	17/09/2021 05:52:23 PM	Jayakumar Thangaswamy Nadar, Male, XXXX XXXX 5577	
licensor Piyush Rameshkumar Biyani through his P.O.A. Rameshkumar Jagdishprasad Biyani	17/09/2021 05:34:13 PM	17/09/2021 05:35:30 PM	Rameshkumar Jagdishprasad Biyani, Male, XXXX XXXX 6598	
Identifier for all executants Bhand Shivdas	19/09/2021 12:37:03 PM	19/09/2021 12:37:30 PM	Shivdas Gopalrao Bhand, Male, XXXX XXXX 2497	
Identifier for all executants Namdev Dawkore	23/09/2021 12:26:31 PM	23/09/2021 12:27:47 PM	Namdev Vyankatrao Dawkore, Male, XXXX XXXX 7581	



28/09/2021

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SroName : Joint S.R. Haveli 28

Doc No. : 12683/2021

Regn:63m


Village Name : Mundhava

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.50000/-
(3) Licence Fee	Rs.17500/-
(4) Property Description	Corporation: Pune, Other details: Apartment/Flat No:802, Floor No:8th, Building Name:Florida River Bank, Block Sector:Mundhwa, Pune - 411036, Road:Keshav Nagar Road, City:Mundhava, District:Pune, Survey Number : 9, 38, Plot No. 14, Leave and License Months:12
(5) Area	915 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Piyush Rameshkumar Biyani Age: 31 Address: Flat No:107, Floor No:1st, Building Name:La Maison Building, Block Sector:-, Road:Opp Savoy Park Hotel, City:Makool, District:Dubai, State:Dubai, Pin:111507 PAN: AQLPB4216C through his/her P.O.A Rameshkumar Jagdishprasad Biyani Age: 60; Address: Flat No:303, Floor No:3rd, Building Name:Malati Madhav Presige, Block Sector:Chandur Road Near Jamadade Mala, Road:15/548/1 Pujari Mala Hatkanangale, City:Kolhapur, District:Kolhapur, State:Maharashtra, Pin:416115 PAN: ABAPB9991N
(8) Licensee Name and Address	1) Name: Rakesh Jayakumar Nadar Age: 29 Address: Flat No:Room No 31, Floor No:-, Building Name:Saibaba Mandir, Block Sector:Chembur, Road:Saibaba Nagar Shell Colony Road, City:Mumbai, District:Mumbai, State:Maharashtra, Pin:400071 PAN: AMRPN5951E 2) Name: Jayakumar Thangasamy Nadar Age: 60 Address: Flat No:Room No 31, Floor No:-, Building Name:Saibaba Mandir, Block Sector:Chembur, Road:Shell Colony Road, City:Mumbai, District:Mumbai, State:Maharashtra, Pin:400071 PAN: AACPJ4302N
(9) Date of Execution	23/09/2021
(10) Date of Registration	28/09/2021
(11) Registration Number/Year	12683/2021
(12) Stamp Duty	Rs.537.50/-
(13) Registration Fee	Rs.1000/-
(14) Remark	-

Thumb Impression of Joint S.R. Haveli 28 :



Joint S.R. Haveli 28

559/12683/2021	Registration No. :39M	11:51 AM
Receipt		
Village Name: Mundhava	Receipt No.:12683	Date: 28/09/2021
Document No.: HVL28/12683/2021		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Piyush Rameshkumar Biyani through his P.O.A Rameshkumar Jagdishprasad Biyani		
	Registration Fee:	1000.00
	Total:	1000.00
Leave and Licenses Agreement executed by presentor and Rakesh Jayakumar Nadar Jayakumar Thangasamy Nadar is received for registration.		
Joint S.R. Haveli 28		
Stamp duty of Rs. 537.50/- is paid by GRN MH006604057202122E on 23/09/2021 Registration fee of Rs. 1000/- is paid by GRN MH006604057202122E on 23/09/2021		
Thumb Impression of <u>Joint S.R. Haveli 28</u> : 		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registartion and Rs.300/- if done at citizens place. Citizens are requested, do not pay any one above this amount and complaint against such persons to concern D.I.G. Registration or call to 8888007777.		

