

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 184.30/-	MH009701467202122P	06/12/2021
Registration Fee	Rs. 1000/-	MH009701467202122P	06/12/2021

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 06/12/2021 at KATRAJ

Between,

1) **Name:** Mrs Gaikwad Champawati Chandrakant, Age : About 70 Years, Occupation : Housewife, PAN : ALLBK2541L Residing at: Flat No:A 104, Building Name:datta mandira jawal riverine green sus aundh, Block Sector:aundh, Road:aundh road, Aundh, Pune, Maharashtra, 411007

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.Dhavad Vishvajit Vidyadhar, Age : About 31 Years, Occupation : Service Residing at: Building Name:near sbi bank shejari andur , Block Sector:andora , Road:andora road, Andur, Osmanabad, Maharashtra, 413603

2) **Name:** Mr.Dhawad Geetanjali Vishwajeet, Age : About 32 Years, Occupation : Any Other Residing at: Building Name:rarmmurti sutrave buddh vihar, Block Sector:techer hosing society, Road:javal plot no 50, Solapur , Solapur, Maharashtra, 413001

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 11 Months commencing from 24/12/2021 and ending on 23/11/2022, 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 11 Months commencing from 24/12/2021 and ending on 23/11/2022

2) License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of Rs. 6600(Six Thousand Six Hundred Only) per month towards the compensation and Rs. 12000(Twelve 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.12000/-(Twelve 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 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) Miscellaneous: Your Own Room PVT Ltd company is managing the property hill view katraj flat no201floor 2 and the tenants agreement the property hill view the tenants agree to follow all the terms and conditions as per the your own Room PVT Ltd policies and procedures stated on their website under Tenant Policies your own room com page 12 Move in charges for tenant will be 2950rs and move out charges will taxes Expenditure incurred for Police verification fees shall be borne by the licensee inr2950rs per anydamages at the property will be charged on actual Cleaning and Pest control which will bededucted from the Security deposit at tenant has to serve lock in period is of 3 month and after that 30 days of notice period notice period move in is subject to successful police verification only before physical move in of tenant in property

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.

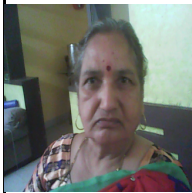





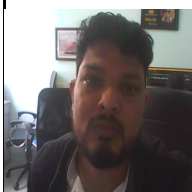
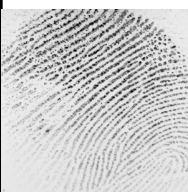
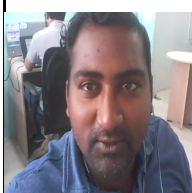

SCHEDULE I

(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. 201, Built-up :700 Square Feet, situated on the 2 Floor of a Building known as 'hill view' standing on the plot of land bearing Survey Number :25,Road: katraj santosh nagar , Location: katraj, of Village:Katraj,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 Gaikwad Champawati Chandrakant Address: Flat No:A 104, Building Name:datta mandira jawal riverine green sus aundh, Block Sector:aundh, Road:aundh road, Aundh, Pune, Maharashtra, 411007			Not Available
<u>Licensees</u> Mr.Dhavad Vishvajit Vidyadhar Address: Building Name:near sbi bank shejari andur , Block Sector:andora , Road:andora road, Andur, Osmanabad, Maharashtra, 413603			Not Available
<u>Licensees</u> Mr.Dhawad Geetanjali Vishwajeet Address: Building Name:rarmmurti sutrave buddh vihar, Block Sector:techer hosing socity, Road:javal plot no 50, Solapur , Solapur, Maharashtra, 413001			Not Available
<u>Witness of execution of all executants</u> Walunj Pramod Address: Block Sector:hadapsar, Road:pune solapur road, Hadapsar, Pune, Maharashtra, 411028			Not Required
<u>Witness of execution of all executants</u> Santosh Sakpal Address: Block Sector:hadapsar, Road:pune solapur road, Hadapsar, Pune, Maharashtra, 411028			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 Gaikwad Champawati Chandrakant	17/11/2021 09:59:31 AM	17/11/2021 10:00:00 AM	Champawati Chandrakant Gaikwad, Female, XXXX XXXX 9233	
Licensees Dhavad Vishvajit Vidyadhar	06/12/2021 07:07:41 AM	06/12/2021 07:08:46 AM	Vishvajit Vidyadhar Dhavad, Male, XXXX XXXX 4718	
Licensees Dhawad Geetanjali Vishwajeet	06/12/2021 07:09:59 AM	06/12/2021 07:10:28 AM	Geetanjali Vishwajeet Dhawad, Female, XXXX XXXX 3360	
Identifier for all executants Walunj Pramod	06/12/2021 11:12:35 AM	06/12/2021 11:12:51 AM	Walunj Pramod Suresh, Male, XXXX XXXX 9291	
Identifier for all executants Santosh Sakpal	06/12/2021 11:12:57 AM	06/12/2021 11:13:19 AM	Santosh Dattatray Sankpal, Male, XXXX XXXX 4265	

