

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 778.20/-	MH005932472202324P	29/07/2023
DHC	Rs. 300/-	0124017600254	01/01/2024
Registration Fee	Rs. 1000/-	MH005932472202324P	29/07/2023

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 01/01/2024 at Pune

Between,

1) **Name:** Mr.Kolpe Bhikan , Age : About 69 Years, Occupation : Service, PAN : BCTPK5346P  
Residing at: Building Name:6 chari, Block Sector:Kolpewadi, Road:Kolpewadi, Kolpewadi,  
Ahmednagar, Maharashtra, 423602

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.Savane Vishal , Age : About 35 Years, Occupation : Service, PAN : BWYPS0396G  
Residing at: Flat No:Plot 07, Floor No:Phase 04, Block Sector:Ayodhya Nagari, Road:Hydrabad  
Road, Dahitane, Solapur, Maharashtra, 413006

2) **Name:** Mr.Savane Vishesh , Age : About 37 Years, Occupation : Service, PAN : COVPS7184C  
Residing at: Flat No:Plot 07, Floor No:Phase 04, Block Sector:Ayodhya Nagari, Road:Hydrabad  
Road, Dahitane, Solapur, Maharashtra, 413006

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 22 Months commencing from 01/07/2023 and ending on 30/04/2025, 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 22 Months commencing from 01/07/2023 and ending on 30/04/2025

**2) License Fee & Deposit:** That the Licensees shall pay to the Licensor the following amount per month towards the compensation for the use of the said Licensed premises.

a) Rs. 13500/- (Thirteen Thousand Five Hundred Only) per month for the first 11 months,

b) Rs. 14300/- (Fourteen Thousand Three Hundred Only) per month for the next 11 months.

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 30000 interest free refundable deposit, for the use of the said Licensed premises.

**3) Payment of Deposit:** 1] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. T2306182003545130936973, dated – 18/06/2023, drawn on the Licensee's Banking Account with Icici Ltd Bank, Branch. Amount Rs. 10000/- (Ten Thousand Only) 2] That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. T2307011743499290899605, dated – 01/07/2023, drawn on the Licensee's Banking Account with State bank of india Bank, Branch. Amount Rs. 20000/- (Twenty 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 Licensor.

**5) 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.

**6) 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.

**7) 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 .

**8) 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.



**9) 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.

**10) Inspection:** That, the Licenser shall on reasonable notice given by the Licenser 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.

**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 Licenser 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 Licenser 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 Licenser shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licenser shall be entitled to remove the Licensees and his belongings from the Licensed premises, without recourse to the Court of Law.

**13) 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

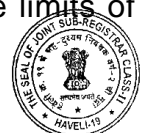
**14) Miscellaneous:** If the parties want to end this agreement before expiry date then in such case parties have to give one month notice to each other for the above said premise

**15) 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. 01, Built-up :1284 Square Feet, situated on the First Floor Floor of a Building known as '37, Green Park Society' standing on the plot of land bearing Survey Number :89b,Road: Pune Solapur Road, near rising star school, Location: Oppo Dreams Ragini Manjari Budruk, of Village:Manjari budruk ,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	8

Name & Address	Photo	Thumb Verified	Digitally signed
<b><u>Licensor</u></b> Mr.Kolpe Bhikan <b>Address:</b> Building Name:6 chari, Block Sector:Kolpewadi, Road:Kolpewadi, Kolpewadi, Ahmednagar, Maharashtra, 423602			Not Available
<b><u>Licensees</u></b> Mr.Savane Vishal <b>Address:</b> Flat No:Plot 07, Floor No:Phase 04, Block Sector:Ayodhya Nagari, Road:Hydrabad Road, Dahitane, Solapur, Maharashtra, 413006			Not Available
<b><u>Licensees</u></b> Mr.Savane Vishesh <b>Address:</b> Flat No:Plot 07, Floor No:Phase 04, Block Sector:Ayodhya Nagari, Road:Hydrabad Road, Dahitane, Solapur, Maharashtra, 413006			Not Available
<b><u>Witness of execution of all executants</u></b> Savane Vaishali <b>Address:</b> Flat No:Plot 07, Floor No:Phase 04, Block Sector:Ayodhya Nagari, Road:Hydrabad road, Dahitane, Solapur, Maharashtra, 413006			Not Required
<b><u>Witness of execution of all executants</u></b> Savane Priyanka <b>Address:</b> Flat No:Plot 07, Floor No:Phase 04, Block Sector:Ayodhya Nagari, Road:Hydrabad Road, Dahitane, Solapur, Maharashtra, 413006			Not Required



**Admission Of Execution / Identification**

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers 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)	
<b>Licensor</b> Kolpe Bhikan	01/01/2024 05:30:52 PM	01/01/2024 05:31:29 PM	Bhikan Bajirav Kolpe, Male, 1191350474857074689	
<b>Licensees</b> Savane Vishal	01/01/2024 03:25:16 PM	01/01/2024 03:25:45 PM	Vishal Digambar Savane, Male, 1191318830628495360	
<b>Licensees</b> Savane Vishesh	01/01/2024 03:27:04 PM	01/01/2024 03:27:39 PM	Vishesh Digambar Savane, Male, 1191319309131472896	
<b>Identifier for all executants</b> Savane Vaishali	01/01/2024 03:29:15 PM	01/01/2024 03:29:34 PM	Vaishali Vishal Savane, Female, 1191319790394363904	
<b>Identifier for all executants</b> Savane Priyanka	01/01/2024 03:30:39 PM	01/01/2024 03:31:02 PM	Priyanka Vishesh Savane, Female, 1191320159094595584	