

LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 806.70/-	MH010814239202324E	08/11/2023
DHC	Rs. 300/-	1123085220140	08/11/2023
Registration Fee	Rs. 1000/-	MH010814239202324E	08/11/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 08/11/2023 at Pune

Between,

1) Name: Mr. Gawade Sandip Shrirang, Age : About 34 Years, Occupation : Service, PAN : BGEPG5411Q Residing at: Flat No:1, Floor No:Ground Floor, Building Name:Gawade Niwas,
Block Sector:Chintamani Colony, Road:Mahadev Nagar Road, Manjari Budruk, Pune,
Maharashtra, 412307

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. Gopale Suyog Ravsaheb, Age : About 31 Years, Occupation : Service, PAN : BMWPG0537R Residing at: Flat No:1, Floor No:Ground Floor, Building Name:Gopale Niwas,
Block Sector:Kale Galli, Road:Lokmanya Vidyalyay Road, Dhandarphal, Ahmednagar, Maharashtra,
422603

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

WHEREAS the Licensor 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 Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 22 Months commencing from 01/11/2023 and ending on 31/08/2025, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee 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 Licensee 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 Licensee for a period of 22 Months commencing from 01/11/2023 and ending on 31/08/2025
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 14500(Fourteen Thousand Five Hundred 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 Licensee have 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 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) **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 Licensee for Residential purpose. The Licensee 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 Licensee at its own cost subject to normal wear and tear. The Licensee 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 Licensee 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 Licensee 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 Licensee 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 Licensee commits 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 Licensee 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 Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself 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 Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

12) **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

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. Flat No 905, Built-up :29.84 Square Meter, situated on the Ninth Floor Floor of a Building known as 'Eastern Elegance' standing on the plot of land bearing Survey Number :83/1A/1/1A/2, Road: Manjari Road, Location: Near Poona Raditor Company, 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)



LEAVE AND LICENSE AGREEMENT





Sr No.	Item	Number of Units
1	Fan	2
2	Bulb	7

Name & Address	Photo	Thumb Verified	Digitally signed
Licenser Mr. Gawade Sandip Shrirang Address: Flat No:1, Floor No:Ground Floor, Building Name:Gawade Niwas, Block Sector:Chintamani Colony, Road:Mahadev Nagar Road, Manjari Budruk, Pune, Maharashtra, 412307			Not Available
Licensee Mr. Gopale Suyog Ravsaheb Address: Flat No:1, Floor No:Ground Floor, Building Name:Gopale Niwas, Block Sector:Kale Gali, Road:Lokmanya Vidyalay Road, Chandarpal, Ahmednagar, Maharashtra, 422603			Not Available
Witness of execution of all executants Whaske Vikas Dnyaneshwar Address: Block Sector:Gadital, Road:Pune Solapur Road, Hadapsar, Pune, Maharashtra, 411028			Not Required
Witness of execution of all executants Hargude Rushikesh Pratap Address: Block Sector:Jogeshwari Chouk, Road:Keshand Road, Keshand, Pune, Maharashtra, 412207			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifies 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)	
Licensor Gawade Sandip Shrirang	08/11/2023 12:33:41 PM	08/11/2023 12:35:23 PM	Sandip Shrirang Gawade, Male, 1171707021273681920	
Licensee Gopale Suyog Ravsaheb	09/11/2023 05:45:54 PM	09/11/2023 05:46:28 PM	Suyog Ravsaheb Gopale, Male, 1172147695072661504	
Identifier for all executants Mhaske Vikas Dnyaneshwar	09/11/2023 05:50:05 PM	09/11/2023 05:50:20 PM	Vikas Dnyaneshwar Mhaske, Male, 1171804735059550208	
Identifier for all executants Hargude Rushikesh Pratap	09/11/2023 05:51:25 PM	09/11/2023 05:51:37 PM	Rushikesh Pratap Hargude, Male, 1171374300697485312	

Thumb Impression of SRO

Registered as Document No.28931/2023 at the Joint S.R. Haveli 10 on 13/11/2023



Page 5 of 5



13/11/2023

Index -2

Enrolment : Joti S.R. Haveli 10

Doc No. : 28501/2023

Page:03

(1) Article

(2) District

(3) License Fee

(4) Property Description

(5) Area

(6) Assessment of Jodi

(7) Licensor Name and Address

(8) Licensee Name and Address

(9) Date of Execution

(10) Date of Registration

(11) Registration Number/Year

(12) Stamp Duty

(13) Registration Fee

(14) Remarks

Village Name : Manjeri Budruk

License and Licensee(38 A)

Rs.20000/-

Rs.14500/-

Corporation : Pune, Chandrajati: Apartment/Flat No:Flat No 505, Floor No:Ninth Floor,
Building Name:Eastern Elegance, Block Section:Main Poona Radhur Company,
Road:Manjeri Road, City:Manjeri Budruk, District:Pune, Survey Number :
801A/17A/2, License and Licensee Month:22

28.84 Square Meter

Name:Gawade Bandip Shrinag Age:34 Address: Flat No:1, Floor No:Ground Floor,
Building Name:Gawade Neta, Block Section:Chinkamani Colony, Road:Mahadev
Nagar Road, City:Manjeri Budruk, District:Pune, State:Maharashtra, Pin:412007 PAN:
BDEPQ5414Q

Name:Gopale Bujap Rawashab Age:37 Address: Flat No:1, Floor No:Ground Floor,
Building Name:Gopale Nwax, Block Section:Kala Ball, Road:Lokmanya Vajpayee
Road, City:Chandrapur, District:Achmednagar, State:Maharashtra, Pin:422008 PAN:
BNWFG05523

06/11/2023

13/11/2023

2308102023

Rs.503.70/-

Rs.1000/-

Thumb Impression of Joti S.R. Haveli 10 :

