

CHAVAN ASSOCIATES

Civil, Criminal & Property Lawyer

☎ 9004955570/9819698100

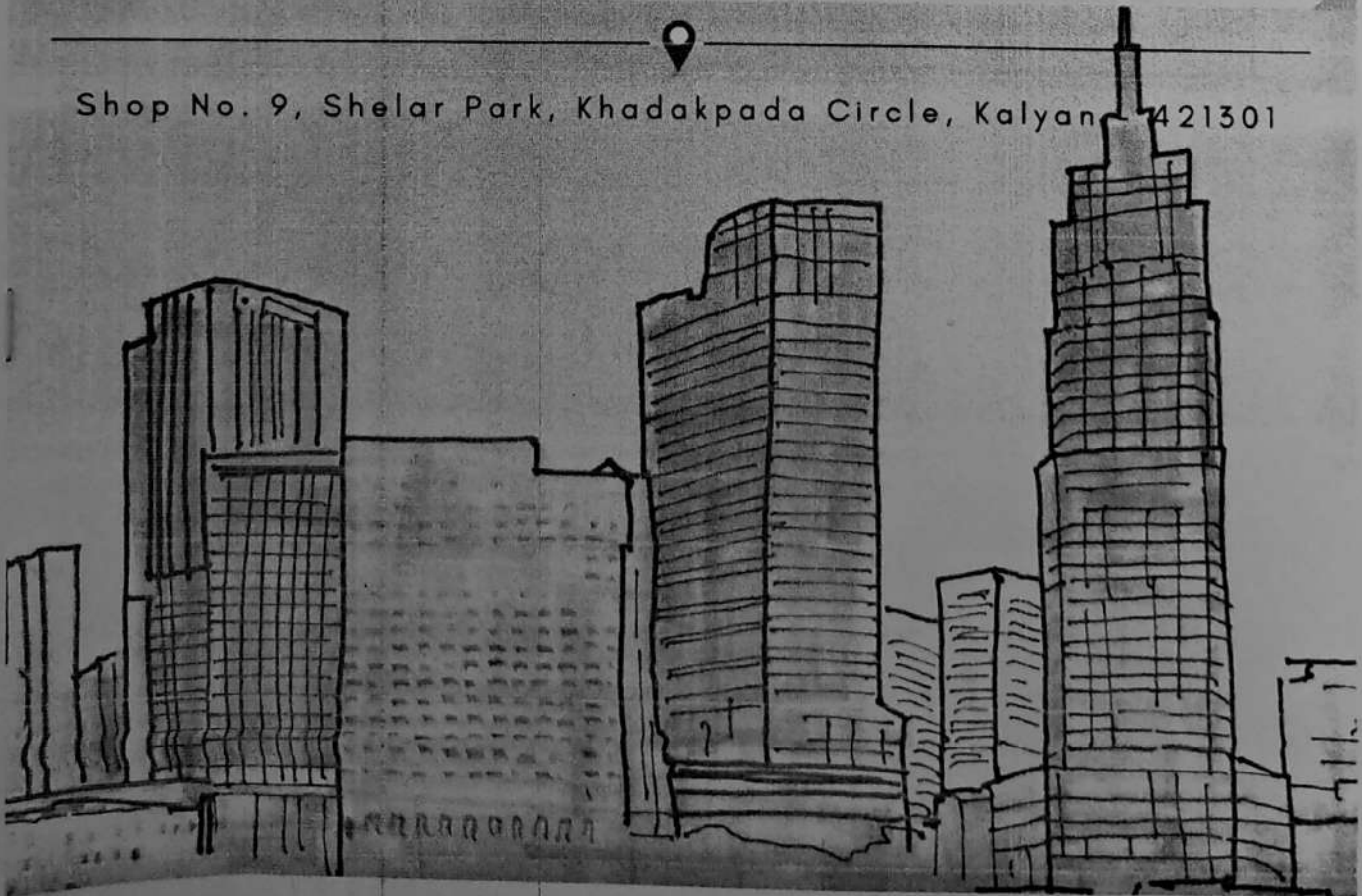
Leave & License Agreement In Between


MR. SSAMIR DEEPAK PATOLE (Licensor)

(Licensee) MR. MANISH DEERCHAND RAI

For 33 Months / Ending On 31/03/2028

Shop No. 9, Shelar Park, Khadakpada Circle, Kalyan - 421301



507/9685/2025	Registration No. :39M	5:10 PM
Receipt		
Village Name: Barave	Receipt No.:10041	Date: 20/06/2025
Document No.: KLN5/9685/2025		
Document Type : Leave and Licenses(36 A)		
Presentor Name: Patole Ssamir Deepak		
	Registration Fee:	1000.00
	Document Handling:	300.00
	Total:	1300.00
Leave and Licenses Agreement executed by presentor and Rai Manish Deepchand is received for registration.		
Joint S.R.Kalyan 5		
Stamp duty of Rs.1550.00/- is paid by GRN MH003743338202526E on 14/06/2025 Document Handling Charges of Rs.300/- is paid by PRN 0625147604119 on 14/06/2025 Registration fee of Rs.1000.00/- is paid by GRN MH003743338202526E on 14/06/2025		
Thumb Impression of Joint S.R.Kalyan 5 : 		
For Information:- The Authorised Service providers are allowed to charge Rs. 700/- for a e-Registration 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.		



LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1550.00/-	MH003743338202526E	14/06/2025
DHC	Rs. 300/-	0625147604119	14/06/2025
Registration Fee	Rs. 1000.00/-	MH003743338202526E	14/06/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 14/06/2025 at Kalyan

Between,

1) **Name:** Mr. Patole Ssamir Deepak, Age : About 26 Years, PAN : ERQPP5000J Residing at: Flat No:D-5/7-8, Floor No:1st Floor, Building Name:Radhanagar Tower, Block Sector:Khadakpada, Road:Near Ayush Hospital, Kalyan, Thane, Maharashtra, 421301

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. Rai Manish Deepchand, Age : About 49 Years, PAN : AFNPR9324J Residing at: Building Name:Principals Residence, KK Wagh College, Block Sector:Pimpalgaon Baswant, Road:Pimpalgaon, Pimpalgaon Baswant, Nashik, Maharashtra, 422209

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 33 Months commencing from 01/07/2025 and ending on 31/03/2028, 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 33 Months commencing from 01/07/2025 and ending on 31/03/2028

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

a) Rs. 17000/- (Seventeen Thousand Only) per month for the first 11 months,

b) Rs. 17850/- (Seventeen Thousand Eight Hundred and Fifty Only) per month for the next 11 months,

c) Rs. 18750/- (Eighteen Thousand Seven Hundred and Fifty 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. 100000 interest free refundable deposit, for the use of the said Licensed premises.

3) **Payment of Deposit:** 1] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 553101575544, dated – 14/06/2025, drawn on the Licensee's Banking Account with Other than the list Bank, Upi Branch. Amount Rs. 50000/- (Fifty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. HDFCN52025061495941417, dated – 14/06/2025, drawn on the Licensee's Banking Account with Hdfc bank Bank, Bhopal Branch. Amount Rs. 50000/- (Fifty 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) 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.




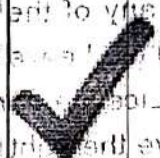




SCHEDULE I

(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. 20, Built-up :74.11 Square Meter, situated on the 5th Floor Floor of a Building known as 'Bldg No. C-1, Thames CHS' standing on the plot of land bearing Survey Number :6,Road: Godrej Hill , Location: Khadakpada, of Village:Barave, situated within the revenue limits of Tehsil Kalyan and Dist Thane and situated within the limits of Kalyan-Dombivli 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 Verified	Digitally signed
Licensor Mr.Patole Ssamir Deepak Address: Flat No:D-5/7-8, Floor No:1st Floor, Building Name: Radhanagar Tower, Block Sector: Khadakpada, Road:Near Ayush Hospital, Kalyan, Thane, Maharashtra, 421301			Not Available
Licensee Mr.Rai Manish Deepchand Address: Building Name:Principals Residence, KK Wagh College, Block Sector: Pimpalgaon Baswant, Road: Pimpalgaon, Pimpalgaon Baswant, Nashik, Maharashtra, 422209			Not Available
Witness of execution of all executants Patole Deepak Ravikant Address: Flat No:D-5/7-8, Floor No:1st, Building Name: Radhanagar Tower, Block Sector: Khadakpada, Road:Near Ayush Hospital, Kalyan, Thane, Maharashtra, 421301			Not Required
Witness of execution of all executants Rai Priti Manish Address: Building Name:Principals Residence, KK Wagh College, Block Sector: Pimpalgaon Baswant, Road: Pimpalgaon Rd, Pimpalgaon Baswant, Nashik, Maharashtra, 422209			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)	
Licenser Patole Ssamir Deepak	14/06/2025 03:22:15 PM	14/06/2025 03:22:36 PM	Ssamir Deepak Patole, Male, 1383383616806477824	
Licensee Rai Manish Deepchand	14/06/2025 03:24:04 PM	14/06/2025 03:24:22 PM	Manish Rai, Male, 1359421064175181824	
Identifier for all executants Patole Deepak Ravikant	14/06/2025 03:28:10 PM	14/06/2025 03:28:28 PM	Deepak Ravikant Patole, Male, 1383385092492648448	
Identifier for all executants Rai Priti Manish	14/06/2025 03:35:05 PM	14/06/2025 03:35:24 PM	Priti Manish Rai, Female, 1383386838526939136	

Thumb Impression of SRO

Registered as Document No. 9683/2025 at the Jyoti S.R. Kalyan 3 on 20/06/2025



20/06/2025

Index -2

SroName : Joint S.R.Kalyan 5

Doc No. : 9685/2025

Regn:63m

(1) Article

(2) Deposit

(3) Licence Fee

(4) Property Description

(5) Area

(6) Assessment or Judi

(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) Remark

Village Name : Barave

Leave and Licenses(36 A)

Rs.100000/-

a) Rs. 17000/- per month for the first 11 months,

b) Rs. 17850/- per month for the next 11 months,

c) Rs. 18750/- per month for the next 11 months.

Corporation: Kalyan-Dombivli, Other details: Apartment/Flat No:20, Floor No:5th Floor,
Building Name:Bldg No. C-1, Thames CHS, Block Sector:Khadakpada, Road:Godrej
Hill, City:Barave, District:Thane, Survey Number : 6, Leave and License Months:33

74.11 Square Meter

Name: Patole Ssamir Deepak Age: 26 Address: Flat No:D-5/7-8, Floor No:1st Floor,
Building Name:Radhanagar Tower, Block Sector:Khadakpada, Road:Near Ayush
Hospital, City:Kalyan, District:Thane, State:Maharashtra, Pin:421301 PAN:
ERQPP5000J

Name: Rai Manish Deepchand Age: 49 Address: Building Name:Principals
Residence, KK Wagh College, Block Sector:Pimpalgaon Baswant, Road:Pimpalgaon,
City:Pimpalgaon Baswant, District:Nashik, State:Maharashtra, Pin:422209 PAN:
AFNPR9324J

14/06/2025

20/06/2025

9685/2025

Rs.1550.00/-

Rs.1000.00/-

Thumb Impression of Joint S.R.Kalyan 5 :



NAME :- Mr. PRITI M. RAI
DATE :- 04-08-2025
SIGN :-



Joint S.R.Kalyan 5