

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1839.60/-	MH003794696202526U	16/06/2025
DHC	Rs. 300/-	0625162808118	16/06/2025
Registration Fee	Rs. 1000.00/-	MH003794696202526U	16/06/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 16/06/2025 at Pune

Between,

1) **Name:** Mr. Pinaki Sen, Age : About 39 Years, PAN : BMAPS6620M Residing at: Block Sector: Near New Orbis School, Keshavnagar, Road: Manjari Road, Mundhwa, Pune, Maharashtra, 411036

2) **Name:** Mrs Amrita Pinaki Sen, Age : About 39 Years, PAN : AJJPN3182A Residing at: Block Sector: Near New Orbis School, Road: Mundhwa Manjari Road, Mundhwa, Pune, Maharashtra, 411036

HEREINAFTER called 'the Licensors (which expression shall mean and include the Licensors above named and also their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Mr. Dhanawade Kaushal Kashinath, Age : About 49 Years Residing at: Building Name: Uranas And Mars CHS LTD, Block Sector: Near Prem Nagar, Road: Mira Road East, Thane, Thane, Maharashtra, 401107

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

WHEREAS the Licensors are 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 Licensors 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 01/06/2025 and ending on 31/03/2027, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensors has 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 Licensors 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 01/06/2025 and ending on 31/03/2027

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

a) Rs. 31900/- (Thirty One Thousand Nine Hundred Only) per month for the first 11 months,

b) Rs. 33495/- (Thirty Three Thousand Four Hundred and Ninety-Five 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. 90000 interest free refundable deposit, for the use of the said Licensed premises.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 90000/- (Ninety 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 Licensors.

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 Licensors 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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by 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 Licensors 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 Licensors 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 Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors 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) Miscellaneous: Shoe rack,TV cabinet,Pooja Ghar Pooja, cabinet Folding, study table in balcony,Modular Kitchen with Chimney,LF shape kitchen Shelf Shelf, for microwave oven,Crockery shelf Shelf in dry balcony,1st bedroom Fixed study table 2 wardrobes, Upper loft Dressing, Unit with Large mirror door,2nd bedroom 2 wardrobes Upper loft AC 2 ton Dressing unit with Large mirror and door Fixed bool Shelf, Fixed study table,Geysers in both bathrooms,Water softners in both bathrooms,Water purifier Aquaguard.

14) 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. A-1505, Built-up :54.49 Square Meter, situated on the 15th Floor of a Building known as 'Venkatesh Graffiti Elite' standing on the plot of land bearing Survey Number :31,Road: Manjari Road, Location: Keshavnagar, 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.







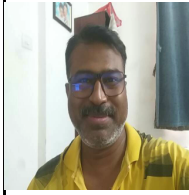

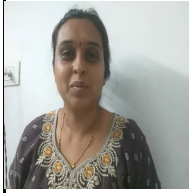



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Please Refer Point No 13	0

Name & Address	Photo	Thumb Verified	Digitally signed
Licensors <u>Mr.Pinaki Sen</u> Address: Block Sector:Near New Orbis School,Keshavnagar, Road:Manjari Road, Mundhwa, Pune, Maharashtra, 411036			Not Available
Licensors <u>Mrs Amrita Pinaki Sen</u> Address: Block Sector:Near New Orbis School, Road:Mundhwa Manjari Road, Mundhwa, Pune, Maharashtra, 411036			Not Available
Licensee <u>Mr.Dhanawade Kaushal Kashinath</u> Address: Building Name:Uranas And Mars CHS LTD, Block Sector:Near Prem Nagar, Road:Mira Road East, Thane, Thane, Maharashtra, 401107			Not Available
Witness of execution of all executants <u>Kiran Patil</u> Address: Block Sector:-, Road:-, Manjari Bk, Pune, Maharashtra, 412307			Not Required
Witness of execution of all executants <u>Minal Patil</u> Address: Block Sector:., Road:., Manjari Bk, Pune, Maharashtra, 412307			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)
Licensors <u>Pinaki Sen</u>	09/06/2025 04:01:13 PM	09/06/2025 04:01:32 PM	Pinaki Sen, Male, 1381581476484173824 
Licensors <u>Mrs Amrita Pinaki Sen</u>	09/06/2025 04:05:29 PM	09/06/2025 04:05:49 PM	Amrita Pinaki Sen, Female, 1381582553526853632 
Licensee <u>Dhanawade Kaushal Kashinath</u>	08/06/2025 12:50:19 PM	08/06/2025 12:50:32 PM	Kaushal Kashinath Dhanawade, Male, 1202621019112103936 
Identifier for all executants <u>Kiran Patil</u>	16/06/2025 01:59:13 PM	16/06/2025 01:59:25 PM	Kiran Pandharinath Patil, Male, 1167696064998301696 
Identifier for all executants <u>Minal Patil</u>	16/06/2025 02:02:07 PM	16/06/2025 02:02:24 PM	Minal Kiran Patil, Female, 1167847197679112192 

