

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1500 /-	MH001371392201617P	29/05/2016
Registration Fee	Rs. 1000 /-	MH001371392201617P	29/05/2016

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 30/05/2016 at Mumbai

Between,

1) **Name:** Gauravkumar Kate, Age : About 52 Years, Occupation : Business, PAN: AADPP5260A, Aadhaar: 881072384356 Residing at: Flat No:202, Floor No:2, Building Name:Ganga green view complex, Block Sector: near bus stop, Road:Nancy colony, Borivali, Mumbai, Maharashtra, 400066

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:** Makarand Kate, Age : About 30 Years, Occupation : Service, PAN: ARLPP4596Q, Aadhaar: 919479154136 Residing at: Flat No:25/b, Floor No: opp cadila lab,, Building Name:Ashok tenaments, Block Sector:Ghodasar, Road:Ghodasar, Ghodasar, , , 380050

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 his 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 22/05/2016 and ending on 21/03/2018, 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 22/05/2016 and ending on 21/03/2018



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. 26000/- per month for the first 11 months,
- b) Rs. 28600/- 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: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. 100000/-

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) Lock in period: Both the parties have agreed to set a lock-in period of 6 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.



11) 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.

12) 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.

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: Additional Furniture is as follows Ceiling zumar light with glass 1, Circular glass Table 1, TV 1, Shoe Stand 1 , Rectangular glass stand 1 ,Washing machine 1, Refrigerator 1, Chimney 1, Kitchen unit 1, Gas Stove 1 Bucket 1,Geyser 1, Broom 1 , Mat 1.

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. A/104, Built-up :550 Sq. Ft., situated on the 1 Floor of a Building known as 'Ellora chs ltd' standing on the plot of land bearing Plot Number :159,Road: Opp police quarters, vijaynagar,, Location: Marol maroshi road, andheri east,, of Village:Marol,situated within the revenue limits of Tehsil Andheri and Dist Mumbai Sub-urban District and situated within the limits of Mumbai 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.

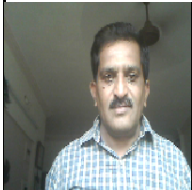



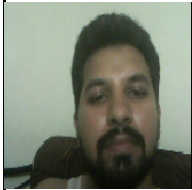

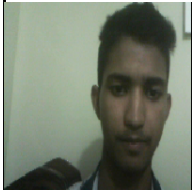

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premis



Sr No.	Item	Number of Units
1	Fan	3
2	Tube light	5
3	Bed	1
4	Sofa	1
5	Table	2
6	Cupboard	1
7	Air Conditioner	1
8	Electric Geezer	1
9	Curtains	8



Name & Address	Photo	Biometric Thumb Impression	Digitally signed
Licensor Name: Gauravkumar Kate Aadhaar:881072384356Address:Flat No:202, Floor No:2, Building Name:Ganga green view complex, Block Sector: near bus stop, Road:Nancy colony, Borivali, Mumbai, Maharashtra, 400066			Not Available
Licensee Name: Makarand Kate Aadhaar:919479154136Address:Flat No:25/b, Floor No: opp cadila lab,, Building Name:Ashok tenaments, Block Sector:Ghodasar, Road:Ghodasar, Ghodasar, , , 380050			Not Available
Witness of execution -cum- identifier for all executants Name Amol Mejari Aadhaar : 797313329075 Address: Block Sector:Airoli gaon, Road:Sector 20, Airoli, Thane, Maharashtra, 400708			Not Required
Witness of execution -cum- identifier for all executants Name : Ojha Anandmani Aadhaar : 522730679921 Address: Block Sector:Airoli, Road:Sector 20, Airoli, Thane, Maharashtra, 400708			Not Required

