

Particulars	Amount Paid	GRN No.	Date	Deface No.
Stamp Duty	Rs. 1100 /-	MH001241788201415E	16/06/2014	0000869663201415
Registration Fee	Rs. 1000 /-	MH001240772201415E	16/06/2014	0000869664201415

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 14/06/2014 at Mumbai

Between,

Aravind Nilkanth, Age : About 78 Years, Occupation : Any Other, PAN: ALPN1012 , UID: 0457896171. Residing at: Flat No:A 501, Floor No:5, Building Name: tower, Road: sangham road, Mumbai, Maharashtra, 4000:

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

AND

Soni Pinkalkumar , Age : About 39 Years, Occupation: , PAN: AYHPS24* , UID: 0327331082. Residing at: Flat No: , Floor No:C WING, Building Name:Godrej coliseum, Block Sector:Behind everard nagar Mumbai, Maharashtra, 400022

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 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 11 Months commencing from 01/07/2014 and ending on 31/05/2015, 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 hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 11 Months commencing from 01/07/2014 and ending on 31/05/2015

2) **Rent & Deposit:** That the Licensee shall pay to the Licensor Rs. 30000 per month towards the compensation and Rs. 100000 interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation 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 Cheque No. 500141, dated – 04/10/2011, drawn on the Licensee's Banking Account with Standard chartered-pune Bank, Ahmedabad Branch. 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) **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 .

6) **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.

7) **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.

8) **Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

9) **Cancellation:** That, 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.



10) **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.

11) **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:

(Being the correct description of Flat which is the subject matter of these presents)

All that constructed portion being residential unit bearing Apartment/Flat No. 404, Built-up :640 Square Foot, situated on the 4 Floor of a Building known as 'Sumangal coop housing soc ltd, chunabhathi' standing on the plot of land bearing Survey Number :292, of Village:Kurla, situated within the revenue limits of Tehsil Kurla 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.



Name & Address	Photo	Thumb Impression	Digitally signed
Licenser Name : <u> </u> ravind Nilkanth UID: <u> </u> 45789817 Address: Flat No:A 501, Floor No:5, Building Name:Shanti tower, Road:Tamil sangham road, Mumbai, Maharashtra, 400022	Licenser Photo		Not Available
Licensee Name : <u> </u> Soni Pinkalkuma UID: <u> </u> 327331082 Address: Flat No , Floor No:C WING, Building Name:Godrej coliseum, Block Sector:Behind everard nagar Mumbai, Maharashtra, 400022	Licensee photo		Not Available
Witness of execution -cum- identifier for all executants Name : <u> </u> Priyanka UID : <u> </u> 555449 Address:	Witness1 photo		Not Required
Witness of execution -cum- identifier for all executants Name : <u> </u> Gunjan UID : <u> </u> 5781628 Address:	Witness2 photo		Not Required
The document is presented on line for registration, in the office of Joint S.R. Kurla 5 on 16/06/2014			
All the parties to the instrument have executed the instrument, and admitted the same, in presence of the parties identifying them. This Document is registered on Sr.No 3 on 24/06/2014			
Thumb Impression of Joint S.R. Kurla 5		