

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 710.40/-	MH003233708202223E	11/06/2022
Registration Fee	Rs. 1000/-	MH003233708202223E	11/06/2022

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 10/06/2022 at Bhiwandi

Between,

1) **Name:** Upadhyay Govind Satyanarayan, Age : About 53 Years, PAN : AAPPU2874B Residing at: Flat No:A/3, Building Name:Nishigand Chs, Block Sector:Shrinagar Police station, Road:Wagale Estate, Thane, Thane, Maharashtra, 400604

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:** Ajay das -, Age : About 50 Years, PAN : BKIPP2492Q Residing at: Building Name:Bhagwan Bhoir Chawl, Block Sector:opp Star Steel, Road:Ranjanoli, Bhiwandi, Thane, Maharashtra, 421302

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 15/06/2022 and ending on 14/04/2024, 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/her/their 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 15/06/2022 and ending on 14/04/2024



**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. 12000/- (Twelve Thousand Only) per month for the first 11 months,

b) Rs. 12500/- (Twelve Thousand Five Hundred 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 . 50000 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. 216117227244, dated – 10/06/2022, drawn on the Licensee's Banking Account with State bank of india Bank, - Branch. Amount Rs. 20000/- (Twenty Thousand Only) 2] That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 21611721203, dated – 10/06/2022, drawn on the Licensee's Banking Account with State bank of india Bank, - Branch. Amount Rs. 30000/- (Thirty Thousand Only)

**4) Maintenance Charges:** That the all outgoing 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 11 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/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their 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/her/their belongings from the Licensed premises, without recourse to the Court of Law.

**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. 095, Built-up :1080 Square Feet, situated on the Floor of a Building known as 'Ayan,Tata Amantra' standing on the plot of land bearing Survey Number :-,Road: Kalyan Bhiwandi Jn, Location: Bhiwandi, of Village:Ranjanoli,situated within the revenue limits of Tehsil Bhiwandi and Dist Thane

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 Image	Digitally signed
<b><u>Licensor</u></b> Upadhyay Govind Satyanarayan <b>Address:</b> Flat No:A/3, Building Name:Nishigand Chs, Block Sector:Shrinagar Police station, Road:Wagale Estate, Thane, Thane, Maharashtra, 400604			Not Available
<b><u>Licensee</u></b> Ajay das - <b>Address:</b> Building Name:Bhagwan Bhoir Chawl, Block Sector:opp Star Steel, Road:Ranjanoli, Bhiwandi, Thane, Maharashtra, 421302			Not Available
<b><u>Witness of execution of all executants</u></b> Ugale Satyawan <b>Address:</b> Block Sector:o, Road:o, K, Thane, Maharashtra, 421301			Not Required
<b><u>Witness of execution of all executants</u></b> Pashte Ganesh <b>Address:</b> Block Sector:o, Road:o, K, Thane, Maharashtra, 421301			Not Required

### Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees 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 No,Photo)
<b>Licensor</b> Upadhyay Govind Satyanarayan	10/06/2022 09:43:26 PM	10/06/2022 09:43:56 PM	Govind Satyanarayan Upadhyay, Male, XXXX XXXX 2618 
<b>Licensee</b> Ajay das -	10/06/2022 05:30:56 PM	10/06/2022 05:31:26 PM	Ajay P. Das, Male, XXXX XXXX 4229 
<b>Identifier for all executants</b> Ugale Satyawan	12/06/2022 06:43:40 PM	12/06/2022 06:43:57 PM	Satyawan Dnyaneshwar Ugale, Male, XXXX XXXX 0858 
<b>Identifier for all executants</b> Pashte Ganesh	13/06/2022 06:48:27 AM	13/06/2022 06:48:59 AM	Ganesh Dhondu Pashte, Male, XXXX XXXX 8671 





CHALLAN  
MTR Form Number-6



GRN	MH003233708202223E	BARCODE					Date	11/06/2022-17:30:09			Form ID	36A	
Department	Inspector General Of Registration				Payer Details								
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)								
Office Name	BVD2_BHIWANDI 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AAPPU2874B							
Location	THANE				Full Name	Upadhyay Govind Satyanarayan							
Year	2022-2023 One Time				Flat/Block No.	095 Ayan,Tata Amantra							
Account Head Details				Amount In Rs.	Premises/Building								
0030046401	Stamp Duty			715.00	Road/Street	Tata Amantra							
0030063301	Registration Fee			1000.00	Area/Locality	Bhiwandi							
					Town/City/District								
					PIN		4	2	1	3	0	2	
					Remarks (If Any)	SecondPartyName=Ajay das~							
					Amount In	One Thousand Seven Hundred Fifteen Rupees Only							
Total				1,715.00	Words								
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	00040572022061160241			IK0BSORCO4			
Cheque/DD No.					Bank Date	RBI Date	11/06/2022-17:24:31			Not Verified with RBI			
Name of Bank					Bank-Branch	STATE BANK OF INDIA							
Name of Branch					Scroll No. , Date	Not Verified with Scroll							

Department ID :

Mobile No. : 9833781248

**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

**Index -2****Village Name : Ranjanoli**

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.50000/-
- (3) Licence Fee a) Rs. 12000/- per month for the first 11 months,  
b) Rs. 12500/- per month for the next 11 months.
- (4) Property Description Corporation: Thane, Other details: Apartment/Flat No:095, Building Name:Ayan,Tata Amantra, Block Sector:Bhiwandi, Road:Kalyan Bhiwandi Jn, City:Ranjanoli, District:Thane, Survey Number : -, Leave and License Months:22
- (5) Area 1080 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: Upadhyay Govind Satyanarayan Age: 53 Address: Flat No:A/3, Building Name:Nishigand Chs, Block Sector:Shrinagar Police station, Road:Wagale Estate, City:Thane, District:Thane, State:Maharashtra, Pin:400604 PAN: AAPPU2874B
- (8) Licensee Name and Address Name: Ajay das - Age: 50 Address: Building Name:Bhagwan Bhoir Chawl, Block Sector:opp Star Steel, Road:Ranjanoli, City:Bhiwandi, District:Thane, State:Maharashtra, Pin:421302 PAN: BKIPP2492Q
- (9) Date of Execution 10/06/2022
- (10) Date of Registration 13/06/2022
- (11) Registration Number/Year 8310/2022
- (12) Stamp Duty Rs.710.40/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of S.R. Bhivandi 1 :