

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 897.50/-	MH008818511202324E	30/09/2023
DHC	Rs. 300/-	0923307907371	30/09/2023
Registration Fee	Rs. 1000/-	MH008818511202324E	30/09/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 30/09/2023 at Goregaon
Between,

1) **Name:** XXXXXXXXXXXXXXXXXXXXXXXXXX Age : About 00 Years, Occupation : Service, PAN : XXXXX0233X Residing at: Flat No:0000, Floor No:00th, Building Name:Moroccan CHSL, Block Sector:ROYAL PALM , Road:AAREY COLONY, GOREGAON EAST, Mumbai, Maharashtra, 400065

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:** XXXXXXXXXXXXX, Age : About 00 Years Residing at: Block Sector:Barmer, Road:Siyagaon Ki Dhani, -, Barmer, Rajasthan, 344033

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 24 Months commencing from 01/10/2023 and ending on 30/09/2025, 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 24 Months commencing from 01/10/2023 and ending on 30/09/2025

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. 14500/- (Fourteen Thousand Five Hundred Only) per month for the first 12 months,

b) Rs. 15000/- (Fifteen Thousand Only) per month for the next 12 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. 25000 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 Transaction Reference No. T2309301352000003624773, dated – 30/09/2023, drawn on the Licensee's Banking Account with Hdfc bank Bank, Branch. Amount Rs. 39500/- (Thirty-Nine Thousand Five Hundred 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) 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: 1 To 10 Days After rent payment Delay Panelty Will be Rs.500 Per day

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. 000, Built-up :000 Square Feet, situated on the 6th Floor of a Building known as 'XXXXXXXX1 Apartment' standing on the plot of land bearing C.T.S. Number :-, Road: ROYAL PALM ,AAREY COLONY, MAYUR NAGAR, , Location: GOREGAON EAST MUMBAI 400065, of Village:Goregaon, situated within the revenue limits of Tehsil Borivali 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 premise)







Sr No.	Item	Number of Units
1	Fan	01
2	Electric Geezer	01
3	Wardrobe Double Bed Side Table Computer Table	05

Name & Address	Photo	Thumb Verified	Digitally signed
Licensor XXXXXXXXXXXXXXXXXXXXXXXXXXXX Address: Flat No: 0000, Floor No: 00th, Building Name: XXXXXXXXXXXX, Block Sector: ROYAL PALM, Road: AAREY COLONY, GOREGAON EAST, Mumbai, Maharashtra, 400065			Not Available
Licensee Mr. XXXXXXXXXXXX Address: Block Sector: Barmer, Road: Siyagaon Ki Dhani, -, Barmer, Rajasthan, 344033			Not Available
Witness of execution of all executants XXXXXXXXXX Address: Block Sector: Goregaon East, Road: Royal Palm, Mumbai, Mumbai, Maharashtra, 400065			Not Required
Witness of execution of all executants XXXXXXXXXX Address: Block Sector: Goregaon East, Road: Royal Palm, Mumbai, Mumbai, Maharashtra, 400065			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 acquainted 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)	
Licensor XXXXXX XXXXXX XXXXXX XXXXXX	30/09/2023 02:31:13 PM	30/09/2023 02:32:56 PM	XXXXXXXXXXXXXXXXXXXX Female, XXXX XXXX 0341	
Licensee XXXXXXXXXXXX	30/09/2023 02:29:48 PM	30/09/2023 02:30:28 PM	XXXXXXXXXXXXXXXXXXXX XXXX 4181	
identifier for all executants XXXXXXXX	30/09/2023 07:13:28 PM	30/09/2023 07:13:41 PM	XXXXXXXXXXXXXXXXXXXX XXXX 6171	
identifier for all executants XXXXXXXX	30/09/2023 07:13:48 PM	30/09/2023 07:14:12 PM	XXXXXXXXXXXX XXXX XXXX 1171	



04/10/2023

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SroName : Joint S.R. Borivali 9

Doc No. : 0000/2023

Regn:63m

Village Name : Goregaon

- (1) Article Leave and Licenses(36 A)
- (2) Deposit Rs.25000/-
- (3) Licence Fee a) Rs. 14500/- per month for the first 12 months,
b) Rs. 15000/- per month for the next 12 months.
- (4) Property Description Corporation: Mumbai, Other details: Apartment/Flat No:000, Floor No:000 , Building Name:XXXXXXXXXXXXXXXXXX, Block Sector:GOREGAON EAST MUMBAI 400065, Road:ROYAL PALM ,AAREY COLONY, MAYUR NAGAR, , City:Goregaon, District:Mumbai Sub-urban District, C.T.S. Number : -, Leave and License Months:24
- (5) Area 500 Square Feet
- (6) Assessment or Judi -
- (7) Licensor Name and Address Name: XXXXXXXXXXXXXXXXXXXXXXXX Age: XX Address: Flat No:XXXXXXXXX No:10th, Building Name:Moroccan CHSL, Block Sector:ROYAL PALM , Road:AAREY COLONY, City:GOREGAON EAST, District:Mumbai, State:Maharashtra, Pin:400065 PAN: XXXXX0233X
- (8) Licensee Name and Address Name: XXXXXXXXXXXX Age: 00 Address: Block Sector:Barmer, Road:Siyagaon Ki Dhani, City:-, District:Barmer, State:Rajasthan, Pin:344033 PAN:
- (9) Date of Execution 30/09/2023
- (10) Date of Registration 04/10/2023
- (11) Registration Number/Year 0000/2023
- (12) Stamp Duty Rs.897.50/-
- (13) Registration Fee Rs.1000/-
- (14) Remark -

Thumb Impression of Joint S.R. Borivali 9 :





CHALLAN
MTR Form Number-6



GRN	MH008800000202324E	BARCODE					Date	30/09/2023-14:21:08		Form ID	36A	
Department	Inspector General Of Registration				Payer Details							
Stamp Duty	Registration Fee				TAX ID / TAN (If Any)							
Type of Payment					PAN No.(If Applicable)							
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9				Full Name	XXXXXXXXXXXXXXXXXXXXXXX						
Location	MUMBAI				Flat/Block No.	Flat No. 000, 0th Floor, XXXXXXXXXXXX 1 Apartment						
Year	2023-2024 One Time				Flat/Block No.	Flat No. 000, 0th Floor, XXXXXXXXXXXX 1 Apartment						
Account Head Details			Amount In Rs.		Premises/Building							
0030045501	Stamp Duty		898.00		Road/Street	ROYAL PALM ,AAREY COLONY, MAYUR NAGAR GOREGAON EAST MUMBAI 400065						
0030063301	Registration Fee		1000.00		Area/Locality	MUMBAI						
					Town/City/District							
					PIN	4 0 0 0 6 5						
					Remarks (If Any)	SecondPartyName=Mr XXXXXXXXXXXX						
					Amount In	One Thousand Eight Hundred Ninety Eight Rupees Onl						
Total					1,898.00	Words	y					
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103330000093012293		732340873				
Cheque/DD No.				Bank Date	RBI Date	30/09/2023-14:22:32		Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9892607123

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 .