

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	<u>Rs. 741.00/-</u>	<u>MH002633036202526P</u>	<u>12/06/2025</u>
DHC	<u>Rs. 300/-</u>	<u>0625118217255</u>	<u>11/06/2025</u>
Registration Fee	<u>Rs. 1000.00/-</u>	<u>MH002633036202526P</u>	<u>12/06/2025</u>

LEAVE AND LICENSE AGREEMENT

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

Between,

1) **Name:** Mr. Kumar Ratnesh, Age : About 48 Years, Occupation : Service, PAN : ASUPK5052C
Residing at: Building Name:Alpine Ville, Block Sector:Haltu, Road:379A Prabhachal Main Road, Haltu, Kolkata, West bengal, 700078

through her P.O.A. Mrs Kumari Shalini, Age : About 47 Years, PAN: BZIPS0563A Residing at: Flat No:C 601, Floor No:6th, Building Name:Sai Swar, Block Sector:2, Road:Plot no 20 Little World Mall, -, Raigarh(mh), Maharashtra, 410210

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:** Miss Saiyed Aaliya Nazimshah, Age : About 26 Years, Occupation : Service, PAN : IRVPS6577N Residing at: Block Sector:Chauta Bazar, Road:Halimshah Hdargah Road, Anklesvar, Bharuch, Gujarat, 393001

2) **Name:** Miss Yajneshwari Dibyasha, Age : About 25 Years, Occupation : Service, PAN : GTYPD9554F Residing at: Block Sector:Kanakdurga Chakk, Sunhat, Road:Saraswati sishu Mandir, Baleswar Sadar, Baleswar, Baleswar, Orissa, 756002

HEREINAFTER called 'the Licensees' (which expression shall mean and include only Licensees 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 Licensees herein are in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensees herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 01/06/2025 and ending on 30/04/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensees herein to use and occupy the said Licensed premises for her aforesaid Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;



9) Inspection: That, the Licensor shall on reasonable notice given by the Licensor to the Licensees 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 Licensees commit 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 Licensees 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 Licensees shall vacate the said premises without delay with all her goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves and / or her 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 Licensees and her belongings from the Licensed premises, without recourse to the Court of Law.

12) 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. B 1305, Built-up :90.43 Square Meter, situated on the 13th Floor of a Building known as 'Megapolis Mystic' standing on the plot of land bearing Survey Number ::R 1/1, R 1/2, R 1/3, R 1/4,,Road: MIDC Phase III Main Rd, Phase 3, Location: Hinjewadi Rajiv Gandhi Infotech Park,Pune - 411057, of Village:Mahalunge,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pimpri-Chinchavad 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 Verified	Digitally signed
<p><u>Licensor</u> Mr. <u>Kumar Ratnesh</u> through her P.O.A Mrs <u>Kumari Shalini</u> Address: Flat No:C 601, Floor No:6th, Building Name:Sai Swar, Block Sector:2, Road:Plot no 20 Little World Mall, -, Raigarh(mh), Maharashtra, 410210</p>			Not Available
<p><u>Licensees</u> Miss Saiyed Aaliya Nazimshah Address: Block Sector:Chauta Bazar, Road:Halimshah Hdargah Road, Anklesvar, Bharuch, Gujarat, 393001</p>			Not Available
<p><u>Licensees</u> Miss Yajneshwari Dibyasha Address: Block Sector:Kanakdurga Chakk, Sunhat, Road:Saraswati sishu Mandir, Baleswar Sadar, Baleswar, Baleswar, Orissa, 756002</p>			Not Available
<p><u>Witness of execution of all executants</u> Rahul Ramgude Address: Block Sector:Bhosari , Road:Bhosari , - , Pune, Maharashtra, 411026</p>			Not Required
<p><u>Witness of execution of all executants</u> Pavan Suryawanshi Address: Block Sector:Rahatani , Road:Rahatani , -, Pune, Maharashtra, 411017</p>			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/Ref No,Photo)
Licensees Miss Saiyed Aaliya Nazimshah	10/06/2025 05:35:04 PM	10/06/2025 05:35:16 PM	Saiyed Aaliya Nazimshah, Female, 1326194812870221824 
Licensees Miss Yajneshwari Dibyasha	10/06/2025 05:40:25 PM	10/06/2025 05:44:14 PM	Yajneshwari Dibyasha, Female, 1288123341535207424 
licensor Kumar Ratnesh through his P.O.A. Mrs Kumari Shalini	12/06/2025 07:54:59 PM	12/06/2025 07:55:13 PM	Kumari Shalini, Female, 1382727447389691904 
identifier for all executants Pavan Suryawanshi	16/06/2025 12:22:17 PM	16/06/2025 12:22:32 PM	Pavan Maroti Suryawanshi, Male, 1167487002826268672 
identifier for all executants Rahul Ramgude	16/06/2025 08:51:27 PM	16/06/2025 08:51:35 PM	Rahul Vitthal Ramgude, Male, 1167467211671494656 



Thumb Impression of SRO

Registered as Document No.16196/2025 at the Joint S.R. Haveli 24 on 16/06/2025

