Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. XXXX.XX/-	MHXXXXXXXXXXXXXXE	28/11/2020
Registration Fee	Rs. 1000/-	MHXXXXXXXXXXXXXXE	28/11/2020

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 29/11/2020 at Pune

Between,

1) Name: NAME OF THE OWNER Age : About XX Years, PAN: XXXXXXXXB, Aadhaar: XXXX XXXX XX65 Residing at:Block Sector:Viman Nagar, Road:Airport Road, Pune, PUNE, MAHARASHTRA, 411014

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: NAME OF THE TENANT Age : About XX Years, Occupation : Business, PAN: XXXXXXXXXP, Aadhaar: XXXX XXXX XX93 Residing at: Flat No:XXXX, Building Name: XXXXX XXXXX Survey.No XX,Block Sector: Ubale Nagar Road: Renuka Park Road, Pune, PUNE, MAHARASHTRA, 412207

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 her Commercial 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 33 Months commencing from 29/11/2020 and ending on 29/08/2023, 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 her aforesaid Commercial 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 33 Months commencing from 29/11/2020 and ending on 29/08/2023

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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. 20000/-(Fifteen Thousand Only) per month for the first 11 months,

b) Rs. 22500/-(Sixteen Thousand Five Hundred Only) per month for the next 11 months,

c) Rs. 24000/-(Eighteen Thousand One Hundred and FiftyOnly) per month for the next 11 months.

The amount of monthly compensation License fee shall be payable within first seven days of the concerned month of Leave and License. Licensees shall also pay to the Licensor Rs. 70000 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.70000/-(Seventy Thousand 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 Commercial 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.

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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 her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself 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 Licensee and her belongings from the Licensed premises, without recourse to the Court of Law.

12) Miscellaneous:: Upon vacating, tenants must repaint, clean the shop, and settle all electricity bills to match the initial conditions at handover. Failure to comply will result in deductions from the security deposit based on market rates and outstanding dues.

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.

SCHEDULE I

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

All that constructed portion being Commercial unit bearing Shop No. Shop No X, Built-up :311 Square Feet, situated on the Floor of a Building known as 'XXXXXXXXXXXXXXX' standing on the plot of land bearing Survey Number :XX ,Road: Trimurti Chowk Location: Chandan Nagar 411014, of Village:Vadgaon sheri ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune 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.

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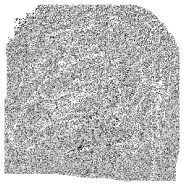
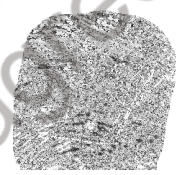
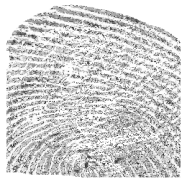
Name & Address	Photo	Thumb Image	Digitally signed
Licensor Mr.FULL NAME Address: Block Sector:XXXXXX, Road: Airport Road, Pune, PUNE, MAHARASHTRA, 411014	OWNER PHOTO		Not Available
Licensee Mrs./Shrimati/Miss.FULL NAME Address:Flat No: B7, Building Name:XXXXXXXX Sr. No XXX, Block Sector: Ubale Nagar Road:Renuka Park Road, Pune, PUNE, MAHARASHTRA, 412207	TENANT PHOTO		Not Available
Witness of execution of all executants FULL NAME Address: Flat No:9, Floor No:2nd, Building Name:XXXX Block Sector:Wadgaon sheri, Road: Wadgaon Sheri Rd, Pune, PUNE, MAHARASHTRA, 411014	WITNESS 1 PHOTO		Not Required
Witness of execution of all executants FULL NAME Address: Building Name: Survey no - xxx Block Sector:Kalyani Nagar, Road: Kalyani Nagar, PUNE, MAHARASHTRA, 411014	WITNESS 2 PHOTO		Not Required

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Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifires 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)	
Licensor FULL NAME XXXXX XXXX XXXX	29/11/2020 05:19:10 PM	29/11/2020 05:25:34 PM	FULL NAME, Male, XXXX XXXX XXXX	OWNER
Licensee FULL NAME XXXX XXXX XXXX	29/11/2020 05:24:39 PM	29/11/2020 05:24:53 PM	FULL NAME, Female, XXXX XXXX XXXX	TENANT
identifier for all executants FULL NAME XXXX XXXX XXXX	29/11/2020 05:23:53 PM	29/11/2020 05:24:24 PM	FULL NAME, Male, XXXX XXXX XXXX	WITNESS 1
identifier for all executants FULL NAME XXXX XXXX XXXX	29/11/2020 05:22:49 PM	29/11/2020 05:23:54 PM	FULL NAME, Male, XXXX XXXX XXXX	WITNESS 2

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