

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 1575.00/-	MH015976870202526E	27/01/2026
DHC	Rs. 300/-	0126276908788	27/01/2026
Registration Fee	Rs. 1000.00/-	MH015976870202526E	27/01/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 27/01/2026 at Thane
Between,

1) **Name:** Mr. Bhuse Vinay Sopan, Age : About 62 Years, Occupation : Any Other, PAN : AARPB0339A Residing at: Flat No: B-1 / 401, Building Name: Rutu Park, Block Sector: Thane, Road: Near Vrindavan Society, Thane, Thane, Maharashtra, 400601

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:** Mr. Sathe Shirish, Age : About 69 Years, Occupation : Service, PAN : AEQPS3143C Residing at: Flat No: 6/33, Building Name: Vrindavan Society, Block Sector: Thane, Road: Near Hanuman Temple, Thane West, Thane, Maharashtra, 400601

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 15/02/2026 and ending on 14/02/2028, 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:-



10) Lock in period: Both the parties have agreed to set a lock-in period of 6 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 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.

13) 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

14) Miscellaneous: Additional details flat is having 1 Stilt car parking.

15) 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. 501/502, Built-up :1053 Square Feet, situated on the 5th Floor of a Building known as 'Pride Paradise CHS LTD' standing on the plot of land bearing Survey Number :123/1 & HOUSE NUMBER :501/502, Road: Near Vrindavan Society, Location: Thane 400601, of Village: Thane, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Thane Municipal Corporation.





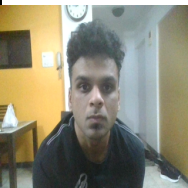

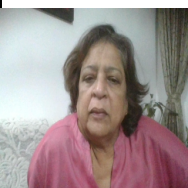



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

SCHEDULE II

(Being the correct description of Furniture and Appliances in the premise)

Sr No.	Item	Number of Units
1	Fan	05
2	Tube light	05
3	Electric Geezer	01
4	Modular Kitchen 1 MGL GasConnection1 Curtain Rods3	05

Name & Address	Photo	Thumb Verified	Digitally signed
<u>Licensor</u> Mr. <u>Bhuse Vinay Sopan</u> Address: Flat No: B-1 / 401, Building Name: Rutu Park, Block Sector: Thane, Road: Near Vrindavan Society, Thane, Thane, Maharashtra, 400601			Not Available
<u>Licensee</u> Mr. <u>Sathe Shirish</u> Address: Flat No: 6/33, Building Name: Vrindavan Society, Block Sector: Thane, Road: Near Hanuman Temple, Thane West, Thane, Maharashtra, 400601			Not Available
<u>Witness of execution of all executants</u> <u>Bhuse Anjish Vinay</u> Address: Flat No: B-1/401, Building Name: Rutu Park, Block Sector: Thane, Road: Nr Vrindavan Society, Thane, Thane, Maharashtra, 400601			Not Required
<u>Witness of execution of all executants</u> <u>. Shubadha Sathe</u> Address: Block Sector: Nr Hanuman Mandir, Road: sVrindavan Society, Thane, Thane, Maharashtra, 400601			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)
Licensor Bhuse Vinay Sopan	27/01/2026 08:56:14 PM	27/01/2026 08:58:10 PM	Vinay Sopan Bhuse, Male, 1204798162667655168 
Licensee Sathe Shirish	27/01/2026 09:02:59 PM	27/01/2026 09:05:00 PM	Shirish Sathe, Male, 1196467051965210624 
Identifier for all executants Bhuse Anjish Vinay	27/01/2026 09:07:19 PM	27/01/2026 09:08:52 PM	Anjish Vinay Bhuse, Male, 1465732804038385664 
Identifier for all executants . Shubadha Sathe	27/01/2026 09:12:10 PM	27/01/2026 09:13:15 PM	Shubadha Sathe, Female, 1465733908373463040 

