भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

26 MAY 2026

महाराष्ट्र MAHARASHTRA ◑ 2026 ◑ AGREEMENT 85AB 491371

कोषागार

जिल्हा कोषागार कार्यालय ठाणे

21 MAY 2026

प्रमाणक प्रमुख लिपीक / लिपीक

	खरेदीदार/जोडपत्र २
[illegible]	[illegible] MITHILESH S. SINGH
दस्त नोंदणी करणारा कक्ष ?	[illegible] BOMBAY HIGH COURT
मिळकतीचे वर्णन /स्वरूप	[illegible]
मिळकत देणाऱ्याचे नाव	[illegible] Plot No-19, City Arcade,
दस्त [illegible] नाव	Sector-5, Konarkhairane,
हस्ते	Navi Mumbai-400709.
मुद्रांक विक्री दिनांक / नोंदणी क्रमांक	Mob - 9022161561 / 9930793194
मुद्रांक विकत घेणाऱ्याची सही	12039 26 MAY 2026
परवाना धारकाची सही	

मुद्रांक विक्रेती : सौ. भाग्यता ह. सोनावणे (ए. क्र. १२०१०५१), दत्ता : द्वारा जि. विक्रम म्हात्रे (नोटरी), शॉप न. ८, सिटी आर्केड, एल.टी. कॉलेज समोर, सेक्टर ५, कोपरखैरणे, नवी मुंबई, मो. ९८६७२१८५१२.

LEAVE & LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE is made and entered into at Navi Mumbai this 26th Day of May, 2026 **BETWEEN**

MR. URVINDERPAL SINGH ATTARSINGH MADAN an adult, having Indian Inhabitant, residing at **B-72, Ganga Bhawan, J.P.Road, Opp. Everest Building, Andheri East, Vesava (Versova), Mumbai, Maharashtra – 400061,** Hereinafter collectively Referred to as **"THE LICENSOR"** (which shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, Administrators, and assigns) of **ONE PART.**

Kuldeep Mansinghani

AND

MR. PREM NARAYAN MANSINGHANI & MRS. KULDEEP KAUR PRABHJYOT SINGH SOORA an adult, having Indian Inhabitant, residing at 130/37, Daya Mansion, Govindji Keni Road, Opp. Gadre Hospital, Dadar East, Mumbai – 400014, Hereinafter referred as "THE LICENSEE" (Which shall unless repugnant to the context or meaning thereof, be Deemed to included his, her heirs, executors, Administrators & Assigns) of the OTHER PART.2

WHEREAS:

1. The owner is fully seized and possessed of or otherwise well and sufficiently entitled to hold the following Flat/Room/Bungalow Shiv Pooja Apartment, Flat No. 102, Plot No. 51A, Sector – 19A, Koparkhairane, Navi Mumbai – 400709, Hereinafter referred to as the said (ROOM/ APARTMENT)

2. THE LICENSEE has requested the LICENSOR to grant permission to the LICENSEE to use the ROOM/APARTMENT for Residential purpose on a Leave and License basis for LICENSEE and their family members.

3. THE LICENSOR has good right, title, full power and absolute authority to give on Leave & License basis the ROOM/APARTMENT to the LICENSEE.

4. Based on the above declaration and assurances of the LICENSEE and the LICENSOR relying on the same, the LICENSOR has agreed to grant to the LICENSEE and the LICENSEE has agreed to take by way of License the right to use the ROOM/APARTMENT for Residential purpose on Leave and License basis subject to the terms and conditions agree by and between the parties hereto.

5. THE PARTIES hereto agree that this Leave and License is in super cessation of all previous writing/s and documents exchanged/executed between the parties hereto in respect of this transaction and is finally agreed understanding between the Parties hereto.

AND WHEREAS:

As per the recent orders from the Department of Police, the Licensee/s furnish the following details and further agrees to co-operate in getting No Objection Certificate from the local police by appearing personally as and when called by the Police under whose jurisdiction the said Premise is located:

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

HEREINAFTER referred to as the said premises the description of the said premises is given in the "Annexure A" which shall form a part of this Agreement).

Kuldeep Mansinghani

AND WHEREAS:

The owner who on account of certain personal reasons is not occupying the said premises and the License being temporarily in need of a Residential accommodation requested the owner to give on 'Leave & License basis, as a temporary facility, the use of the said premises together with the fixtures, fittings, lying thereon, on the terms and conditions recorded hereinafter.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1) The owner do hereby grants unto the LICENSEE his/her permission to enter upon, to occupy and look after, the said Apartment/premises for a certain period of 11 MONTHS, which shall commencing from 01/06/2026 to 30/04/2027.

2) The **Licensor** covenants with the owner that the LICENSEE shall observe and perform the following terms conditions to pay a **SECURITY DEPOSIT** of Rs. 30,000/- **(Rupees Thirty Thousand Only)** by cash/cheque free of any interest and which is refundable at the expiry of this agreement.

REFUND OF DEPOSIT

It is agreed that in the event of the Licensee coming to an early end due to earlier determination thereof by the Licensor or the Licensee in accordance with the terms hereof then in that event the Licensor shall refund the deposit amount after making such deductions there from as may be required to be deducted for arrears of any amounts payable by the Licensee to the Licensor by way of compensation of other amounts due as per clause No.6, hereof or any damage caused to the leased premises as the case may be.

a) To pay a **Monthly Compensation** sum of Rs. 14,000/- (Rupees Fourteen Thousand Only) as per the English calendar end of the month & the refers on or before the 10th of each ensuring month.

b) The Licensee hereby convents with the Licensor to duly and punctually pay the **Electricity Bill**, any other service used by Licensor by every month however Licensor shall pay **Property Tax/Other Society/Building.** The original receipt will be handed over to the Licensor at the time of handling over the vacant possession by the Licensee to the Licensor.

c) To use the said premises for **Residential Purpose Only** not to cause, permit or suffer anything in any way which may become nuisance or annoyance or cause damage / loss to the said premises or to the neighbor's property.

d) Not to sublet, transfer or otherwise part with the possession of the said premises or any part thereof to anyone this agreement is not transferable on other name other than name entered.

e) To permit the owner and facilitate him / her to inspect the said premises at any reasonable time during the period of this Agreement.

Isuldeep

3) It is hereby expressly agreed & declared that neither this Agreement nor anything contained herein shall be deemed to Licensee in the said premises and that relationship of the two parties shall always be that of OWNER and Licensee only.

4) The Licensee shall be entitled to surrender the said premises by giving the owner, One Calendar Months' Notice, in writing of his intention and at the expiry of the said notice period, this agreement shall Revoked and the leave & licensee shall be entitled to get the said security deposit amount refunded, against the delivery of the vacant possession.

5) On the expiry of the agreement period, the licensee shall remove all his belongings and shall hand over vacant and peacefully physical possession back to the owner and shall quit the said premises without causing hindrance deposit only to & after getting back her said deposit amount with or without small ware and tenant. The said premises he/she in not to be held responsible any mishaps to the said building.

6) The owner may also give One Calendar Months' Notice in case the owner shall be determine the agreement between the parties is ready & willing to refund the loss or to damage caused the same thereto. Security deposit against delivery of the premises.

7) In cases the Licensee does not vacate the said premises on the expiry of the term, then the owner shall be entitled to & he is hereby authorized by the licensee removes all the same outside the said premises without being responsible for any loss or damage caused to the some thereto.

8) The Licensor shall not be responsible for any thefts, damages etc. that may take place in the premises.

9) DELIVERY OF POSSESSION OF TERMINATION

Upon termination of agreement the licensee shall immediately handover vacant physical possession of the said premises to the licensor in a good Condition as it was at the time of taking possession subject to very normal Wear and tear.

10) INSPECTION OF PREMISES

The licensor or his agents are entitled to inspect the said premises of any decent time with prior intimation.

11) MAINTENANCE OF PREMISES

The Licensee shall maintain the said premises in neat and clean condition and they shall occupy the premises in a peaceful manner without causing any disturbance or nuisance to the other habit.

12) Licensor shall at all times during the subsistence of this agreement be deemed to be in exclusive and Juridical Possession of the said premises and of the said premises and the whole of the said premises shall always continue to be in sole and absolute unconditional and entire control of the licensors.

Jaideep Mahsingh

13) Licensee should not to claim any rights of any kind or nature whatsoever in the said ROOM or any part of save and except to use the same as a mere licensee. If the room owner has colored it, then while leaving the room, licensee will also have to color charges

14) The Licensee must pay _____ Month rent Brokerage to his Broker on the time of after 11 month the agreement. Brokerage Not refundable.

15) ____% Rent increase after 11 months at the time of renewal said agreement.

16) This agreement shall be executed in duplicate the licensors shall retain Original Agreement and the licensee the duplicate thereof.

17) The Licensee and the Licensor shall have the option of terminating this Agreement before completion of its terms by giving One month prior notice in writing to other party.

18) This Agreement shall be governed by (a) Indian Contract Act, 1982, and (b) the LICENSEE/S specifically agrees to be bound by Section 24 of the Maharashtra Rent Control Act, 1999 (hereinafter referred to as the said RENT ACT) is at present in force, and shall not be affected to the prejudice of the owner by any change in the said provisions of relevant law (which might be adverse to the interest of the LICENSOR/S) VIZ. Section 24 of the said RENT ACT, which read as follows :-

19) This agreement not valid to Licensee mentioned for address proof any Credit Card & Billing Phone No Bank Loan.

20) The Licensor have No Objection for issue/transfer of Domestic Gas Connection and make change in Aadhaar for Address in the name of Licensee for the above said room premises.

21) UTILITIES IF ANY is given by licensor / owner to the licensee on the time of Signing of agreement should be returned the good condition at end time of agreement.

22) The Licensee is residing in said Room/Flat with following family members:-

Name	Age	Sex	Relation with Licensee

Page 5 of 7

IN WITNESS WHERE OF the parties hereto have executed this agreement in the manner hereinafter appearing on the day and the year first hereinabove written:-

SIGNED AND DELIVERED by the
With named *'LICENSOR/S*

MR. URVINDERPAL SINGH ATTARSINGH MADAN

In the presence of

1.

2.

SIGNED AND DELIVERED by the

With named *'LICENSEES'*

MR. PREM NARAYAN MANSINGHANI &

MRS. KULDEEP KAUR PRABHJYOT SINGH SOORA

In the presence of

1.

2.

RECEIPT

RECEIVED OF AND FROM the within named MR. PREM NARAYAN MANSINGHANI & MRS. KULDEEP KAUR PRABHJYOT SINGH SOORA a sum Rs. 30,000/- (Rupees Thirty Thousand Only) by Cash/ Cheque/RTGS/NEFT, as a Security Deposit agreed to under this Agreement of the following Shiv Pooja Apartment, Flat No. 102, Plot No. 51A, Sector – 19A, Koparkhairane, Navi Mumbai – 400709.

I/WE SAY RECEIVED

RS.30,000/-

OWNER/S/LICENSOR/S

MR. URVINDERPAL SINGH ATTARSINGH MADAN

Witness :

1.