

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 340.00/-	MH013966064202526E	22/12/2025
DHC	Rs. 300/-	1225213901335	27/12/2025
Registration Fee	Rs. 1000.00/-	MH013966064202526E	22/12/2025

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 21/12/2025 at Kalyan
Between,

1) **Name:** Sawant Mangesh Bansi, Age : About 39 Years, Occupation : Service, PAN : CNYPS4966E Residing at: Flat No:1/1, Building Name:Save Niwas, Block Sector:Bhandup, Road:M D Keni Road, Mumbai, Mumbai, Maharashtra, 400042

HEREINAFTER called 'the Licenser (which expression shall mean and include the Licenser above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** Tushar Ramdas More, Age : About 34 Years, Occupation : Service, PAN : BHPPM3685N Residing at: Flat No:E/302, Building Name:Radhe Kirshna Park, Block Sector:Phisavali, Road:Chetna School, Kalyan East, Thane, Maharashtra, 421306

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licenser 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 Licenser with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 12 Months commencing from 20/12/2025 and ending on 19/12/2026, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licenser have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his/her/their 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 12 Months commencing from 20/12/2025 and ending on 19/12/2026

2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. 11000(Eleven Thousand Only) per month towards the compensation and Rs. 35000(Thirty-Five Thousand Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.35000/-(Thirty-Five 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 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 Licensors 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 Licensors 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/her/their goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself / herself / themselves and / or his/her/their articles from the said premises on expiry or sooner determination of this Agreement ,the Licensors shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensors shall be entitled to remove the Licensee and his/her/their 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 Licensors 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. A/1005, Built-up :485 Square Feet, situated on the 10th Floor of a Building known as 'Casa Regalia' standing on the plot of land bearing Survey Number :158.159 & Other,Road: Taloja Bypass Road, Location: Khoni,Dombivali East, of Village:Khoni,situated within the revenue limits of Tehsil Kalyan and Dist Thane and situated within the limits of Kalyan-Dombivli 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
<u>Licensor</u> Sawant Mangesh Bansi Address: Flat No:1/1, Building Name:Save Niwas, Block Sector:Bhandup, Road:M D Keni Road, Mumbai, Mumbai, Maharashtra, 400042			Not Available
<u>Licensee</u> Tushar Ramdas More Address: Flat No:E/302, Building Name:Radhe Kirshna Park, Block Sector:Phisavali, Road:Chetna School, Kalyan East, Thane, Maharashtra, 421306			Not Available
<u>Witness of execution of all executants</u> Chavade Karan Address: Building Name:chavade, Block Sector:joshi bug, Road:hanuman mandir, Kalyan, Thane, Maharashtra, 421301			Not Required
<u>Witness of execution of all executants</u> Harad Omkar Address: Building Name:om yashwant, Block Sector:rambuag, Road:rambuag, Kalyan, Thane, Maharashtra, 421301			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 Sawant Mangesh Bansi	21/12/2025 05:27:42 PM	21/12/2025 05:28:18 PM	Mangesh Bansi Sawant, Male, 1169484201378471936	
Licensee Tushar Ramdas More	21/12/2025 01:59:46 PM	21/12/2025 02:00:21 PM	Tushar Ramdas More, Male, 1182966898327314432	
Identifier for all executants Chavade Karan	21/12/2025 05:45:54 PM	21/12/2025 05:46:18 PM	Karan Raju Chavade, Male, 1169901893637922816	
Identifier for all executants Harad Omkar	21/12/2025 05:47:45 PM	21/12/2025 05:48:16 PM	Omkar Ravindra Harad, Male, 1175046978776158208	





CHALLAN
MTR Form Number-6



GRN	MH013966064202526E	BARCODE			Date	22/12/2025-17:32:58		Form ID	36A				
Department Inspector General Of Registration					Payer Details								
Type of Payment Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)								
					PAN No.(If Applicable)		CNYXXXXXXE						
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR					Full Name		Sawant Mangesh Bansi						
Location THANE													
Year 2025-2026 One Time					Flat/Block No.		A 1005 Casa Regalia						
Account Head Details				Amount In Rs.	Premises/Building								
0030046401 Stamp Duty				340.00	Road/Street		Taloja Bypass Road						
0030063301 Registration Fee				1000.00	Area/Locality		Khoni Dombivali East						
					Town/City/District								
					PIN			4	2	1	2	0	1
					Remarks (If Any) SecondPartyName=Tushar Ramdas More~								
					Amount In		One Thousand Three Hundred Forty Rupees Only						
Total				1,340.00	Words								
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN	Ref. No.	00040572025122259078		IK0DMVSZW0				
Cheque/DD No.					Bank Date	RBI Date	22/12/2025-17:24:33		Not Verified with RBI				
Name of Bank					Bank-Branch		STATE BANK OF INDIA						
Name of Branch					Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. :

XXXXXX1248

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.

Index -2

SroName : Joint S.R. Ulhasnagar 3

Doc No. : 18546/2025

Regn:63m

Village Name : Khoni

(1) Article	Leave and Licenses(36 A)
(2) Deposit	Rs.35000/-
(3) Licence Fee	Rs.11000/-
(4) Property Description	Corporation: Kalyan-Dombivli, Other details: Apartment/Flat No:A/1005, Floor No:10th, Building Name:Casa Regalia, Block Sector:Khoni,Dombivali East, Road:Taloja Bypass Road, City:Khoni, District:Thane, Survey Number : 158.159 & Other, Leave and License Months:12
(5) Area	485 Square Feet
(6) Assessment or Judi	-
(7) Licensor Name and Address	Name: Sawant Mangesh Bansi Age: 39 Address: Flat No:1/1, Building Name:Save Niwas, Block Sector:Bhandup, Road:M D Keni Road, City:Mumbai, District:Mumbai, State:Maharashtra, Pin:400042 PAN: CNYPS4966E
(8) Licensee Name and Address	Name: Tushar Ramdas More Age: 34 Address: Flat No:E/302, Building Name:Radhe Kirshna Park, Block Sector:Phisavali, Road:Chetna School, City:Kalyan East, District:Thane, State:Maharashtra, Pin:421306 PAN: BHPPM3685N
(9) Date of Execution	21/12/2025
(10) Date of Registration	23/12/2025
(11) Registration Number/Year	18546/2025
(12) Stamp Duty	Rs.340.00/-
(13) Registration Fee	Rs.1000.00/-
(14) Remark	-

Thumb Impression of Joint S.R. Ulhasnagar 3 :