



महाराष्ट्र MAHARASHTRA

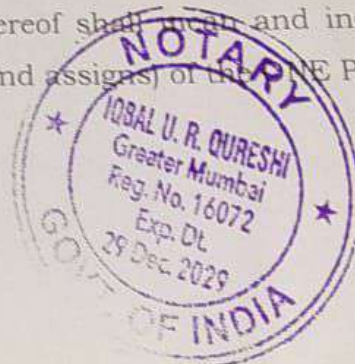
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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९०
- 6 NOV 2025
सक्षम अधिकारी
श्री. विनायक जाधव

LEAVE AND LICENCE AGREEMENT

This **LEAVE AND LICENCE AGREEMENT** is made and entered into at Mumbai, on this 11th day of November 2025, BETWEEN **MR. YUSUF KASIM KHAN**, An adult, Indian Inhabitant Owner of at **FLT NO. 427, BUILDING NO. R 14, MMRDA COLONY SOM RAM MANDIR ROAD, GOREGAON WEST, SARVADHARMIYA SAHKARI GRAHNIRMAN SANSTHA MUMBAI - 400104 MAHARASHTRA** hereinafter referred as "**THE LICENSOR / OWNER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her heirs, executors, administrators and assigns) of the **FIRST PART**;



4. That the **LICENSEE** shall pay the Electricity charge, and water charges etc. separately to the concerned Authorities in respect of the said Premises during the period of this Agreement.

AND

MR. SAJID ANSARI having Aadhar No. 8804 5761 3557 an adult, Indian Inhabitant, Flat no. 102, bldg. no. 41 5 pereira square near don bosco thane - 401208 hereinafter referred to as "**THE LICENSEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS the LICENSOR is the lawful owner and in exclusive use and possession of the office/shop/gala/ Residential, premises lying being and situated AT **FLT NO. 427, BUILDING NO. R 14, MMRDA COLONY SOM RAM MANDIR ROAD, GOREGAON WEST, SARVADHARMIYA SAHKARI GRAHNIRMAN SANSTHA MUMBAI - 400104 MAHARASHTRA**, hereinafter referred to as the 'SAID ROOM PREMISES';

AND WHEREAS the LICENSEE has approached the LICENSOR and made a request to use and occupy only their office/shop/gala / Residential, premises for LICENSEE '**RESIDENTIAL PURPOSE ONLY**' on his/their own accounts and liabilities on leave and license basis for a temporary period of **11 MONTHS** on the following terms and conditions:

NOW THIS AGREEMENT THEREFORE WITNESSETH AS UNDER:

1. That the LICENSOR has granted permission and license to use and occupy the said premises for **RESIDENTIAL purpose only**, period of **11 MONTHS** on Leave and License Basis to the LICENSEE commencing from **11/11/2025 TO 10/10/2026** (Both days inclusive).
2. The LICENSEE shall pay to the LICENSOR a sum of **Rs.10,500/- (Rupees Ten Thousand Five Hundred Only)** per month as and by way of the Monthly Compensation in respect of the said premises during the period of this Agreement each and every month without committing any default, payable on or before 5th day of every month.
3. That, on execution hereof, the LICENSEE has paid a sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** to the LICENSOR/ Owner being the Interest Free Security Deposit amount as and the same shall be refunded to the LICENSEE by the LICENSOR on expiry of this Agreement, without any interest thereon by deducting any dues. The Receipt of which shall be acknowledged by the LICENSOR at the foot of these presents.
4. That the LICENSEE shall pay the Electricity charge, and water charges etc. separately to the concerned Authorities in respect of the said Premises during the period of this Agreement.



license granted to the LICENSEE by the LICENSOR, and executed by the parties under Section 24 of the Maharashtra Rent Control Act, 1999 as amended from time to time.

14. That the LICENSOR has got every right to inspect/visit the said premises at any time for which the LICENSEE shall not raise any objection.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day and year first hereinabove written.

SIGNED & DELIVERED by the

Within named LICENSOR:

MR. YUSUF KASIM KHAN

In the presence of

Yusuf Kasim Khan (LICENSOR)

SIGNED & DELIVERED by the

Within named LICENSEE:

MR. SAJID ANSARI

In the presence of

Sajid Ansari

(LICENSEE)

Prashant Kumar T. Shahare
B.A., LL.B.
Advocate High Court
Esplanade Court

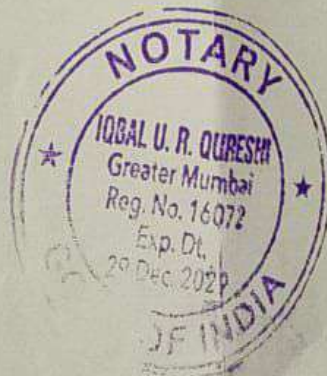
RECEIPT

BEFORE ME

Iqbal U. R. Qureshi
NOTARY
Government of India
Greater Mumbai - Maharashtra

120 FEB 2026

Received of and from within named LICENSEE MR. SAJID ANSARI V,
sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** being the Interest
Free Security Deposit by as per this Agreement.



Yusuf Kasim Khan
(I say Received Rs.50,000/-)

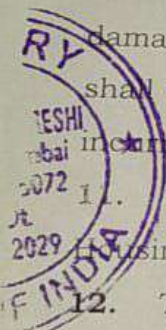
LICENSOR / OWNER

Witnesses.

1)

2)

5. That the LICENSOR shall pay the Municipal Taxes, and other Society Maintenance charges, etc. in respect of the said premises during the period of this Agreement in respect of the said Premises.
6. That the LICENSOR shall be deemed to have the ultimate control and full control over the possession of the said premises and the LICENSEE shall not claim any right by way of tenancy or any other right in any manner whatsoever in the said premises.
7. The LICENSEE shall not sell, mortgage, let, sub-let, or part with the possession of the said Premises to any third party during the premises. This license is granted by the LICENSOR to the LICENSEE is a personal one for **RESIDENTIAL purpose only** and shall not carry on any illegal Commercial in the said Premises.
8. LICENSEE shall not cause any nuisance, annoyance and/or disturbances to the neighboring occupants of the said premises, and the LICENSEE shall not store any hazardous, illegal articles, which are prohibited by law and not carry on any act or activities which are obnoxious, anti-social, illegal or prejudicial to the norms of decency and etiquette.
9. That the LICENSEE shall not make any alterations, additions, changes, to the said premises without the consent of the LICENSOR during the period of this Agreement.
10. That LICENSEE further agrees that in case of any breakage, damages, loss to existing fittings or fixtures in the said premises he/she shall make good these articles and/or repay the cost of the damages incurred to these articles as may be mutually decided by parties hereto.
11. That the LICENSEE shall abide all the Rules and Regulations of the Housing Society during the period of their stay in the said Premises.
12. The LICENSEE shall not make ration card, Sales Tax and Income Tax numbers, Electric Meter, Pan Card, Election ID Card, LIC Policy or any other Govt. License or permit on the aforesaid office/shop/gala/ Residential. The LICENSEE shall not take any loan or depth from any person/s or any financial institutes on the mortgage of the aforesaid office/shop/gala/ Residential and keep the owner harmless indemnify against the same.
13. That either of the party shall terminate this Agreement by **giving one month notice** and locking period 1 months in advance to the other party and the on expiry and/or earlier termination of this Agreement, the LICENSEE shall handover the peaceful and vacant possession of the said Premises in good condition to the LICENSOR without any recourse to law



J.P. TRIPATHE

(M A LLB)

Advocate High Court, Bombay

Abdullahi Chawl, 24, L.B.S. Marg,
Naupada, Kurla (W), Mumbai- 70

वकील प्रतिज्ञापनासाठी

मुद्रांक दिवस घेणाऱ्याचे नाव

मुद्रांक दिवस घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक दिवस घेणाऱ्याची नोंद वही अनु. क्रमांक

दिनांक

मुद्रांक दिवस घेणाऱ्याची सही

परवाना क्रमांक ८००००९०

मुद्रांक दिवस घेणाऱ्याचे ठिकाण/पत्ता: श्री. कल्पेश प्रेमजी गाला

राज्याध्यक्ष बिल्डींग, ७९, नर्गोदास मास्टर रोड, फाट, मंडई-०१.

राजकीय कार्यालयासमोर/न्यायालयासमोर नोंद घेण्यास सक्षम करणेसाठी मुद्रांक

गणदाची आवश्यकता नाही. (आमन आदेश दि. ०९/०९/२००४) नुसार

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याचा वापर

10 NOV 2025

