



**Department of Registration and Stamps
Government of Maharashtra**

Token Number:520260088143

Particulars	Amount Paid	GRN / PRN	Date
Stamp Duty	₹700/-	MH017904648202526P	25/02/2026
Registration Fee	₹1000/-	MH017904648202526P	25/02/2026
Document Handling Charges	₹300/-	0226265006512	26/02/2026

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **25-02-2026** at **Akurli**

Between,

1)**Archana Upendra Upadhyay**, PAN: **AFDPU3768H**, Age: **38 Years**, Gender: **Female**, Occupation:**Service**, Mobile No:**9967502995**, Residing at:**FLAT NO-D4 VINAY TOWER AKURLI ROAD LOKHANDWALA TOWNSHIP KANDIVALI EAST**, Pin code - **400101**

HEREINAFTER called the **Licensor** (which expression shall mean and include the **Licensor** above named and also their respective heirs, successors, assigns, executors and administrators)

AND

1)**Saswata Sengupta**, PAN:**GEPPS6741B**, Age:**32 Years**, Gender:**Male**, Occupation:**Corporate Manager**, Mobile No.**9339111389**, Residing at:**7381 ashoknagar vtc-ashokenagar kalyanarh district-north 24 paraganas west bengal.**, Pin code -**743222**

2)**Barsha Saha**, PAN:**EWEPS2597N**, Age:**31 Years**, Gender:**Female**, Occupation:**Corporate Manager**, Mobile No.**8100505471**, Residing at:**1681D becharam chatterjee road behala senpally**, Pin code -**700034**

HEREINAFTER called the **Licensees** (which expression shall mean and include only **Licensees** 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 Licensees herein are 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 **11 months** commencing from **01/03/2026** and ending on **31/01/2027**, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensees herein to use and occupy the said Licensed premises for his aforesaid **Residential** purposes only, on Leave and License basis for above

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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 Licensees 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 Licensees for a period of **11 months** Commencing from **01/03/2026** and ending on **31/01/2027**.

2)License Fee & Deposit: That the Licensees shall pay to the Licensor License fee at the rate of **₹25,000/-(Twenty Five Thousands Only)** per month towards the compensation and **₹50,000/-(Fifty Thousands 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: 1]That the Licensees has paid / shall pay the above mentioned deposit/premium as mentioned above by

1.CASH(Deposit). Amount **₹20,000/-(Twenty Thousands Only)** Date: **28-02-2026**

2.Internet Banking. Amount **₹30,000/-(Thirty Thousands Only)**, TRN No.: **605465609675** , Date: **23-02-2026** , Bank: **HSBC LTD.** , Branch: **mumbai**

4)Maintenance Charges:

That the Licensor/s herein shall bear and pay all the maintenance charges in respect of the said Licenced Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc..

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 Licensees for **Residential** purpose.The Licensees 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 Licensees at its own cost subject to normal wear and tear. The Licensees 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 Licensees 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 Licensees 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 Licensees shall have a right of access either by himself or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

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10)Lock in period: Both the parties have agreed to set a lock-in period of **3 months**, during which neither the Licensor shall ask the Licensees to vacate the premises, nor the Licensees shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the Licensees 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 Licensees for loss and inconvenience caused to the Licensees if he has been asked to vacate the premises.

11)Cancellation: That, Subject to the condition of lock in period (if any), if the Licensees commits default in regular and punctual payments of monthly compensation as herein before mentioned or commits 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 Licensees 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 Licensees shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensees failing and / or neglecting to remove themselves 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 Licensees 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 Licensees 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 Licensees at its own cost subject to normal wear and tear.

14)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 **Paid By Both equally** .

SCHEDULE I

(Being the correct description of premises **Apartment or Flat** which is the subject matter of these presents)

All that constructed portion being **Residential** unit bearing

Sr.No	Item	Value
1	Type Of Unit	Apartment or Flat
2	Area of Unit	249.00 Sq.m
3	Building Name	AARAMBH
4	Flat Number	803
5	Floor Number	8
6	Road Name	APPA PADA
7	Address	AARAMBH WING C-803 AAPA PADA BHIM NAGAR NEAR NUTAN SCHOOL MALAD EAST

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8	C.T.S. Number	16A,
9	Location	कुरार (बोरीवली)
10	Village	Kurar
11	Tehsil	Borivali
12	District	Mumbai Suburban and situated within the limits of Brihanmumbai Municipal Corporation
13	Pin Code	400097

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	1
2	Tube light	15
3	Bed	2
4	Sofa	1
5	Air Conditioner	2
6	Gas Geyser	1
7	Water Purifier	1
8	Other	gas stove,gas cylinder-3,home theater set,

Execution Details

Name and Address	Date & Time of Execution	Photo	Thumb Captured
Licenser Archana Upendra Upadhyay , , Residing at: FLAT NO-D4 VINAY TOWER AKURLI ROAD LOKHANDWALA TOWNSHIP KANDIVALI EAST , Pincode: 400101	2026-02-25 18:46:08		





Name and Address	Date & Time of Execution	Photo	Thumb Captured
Licensee Saswata Sengupta , Residing at: 7381 ashoknagar vtc-ashokenagar kalyanarh district-north 24 paraganas west bengal. , Pin code - 743222	2026-02-25 18:48:49		
Licensee Barsha Saha , Residing at: 1681D becharam chatterjee road behala senpally , Pin code - 700034	2026-02-25 18:51:58		
Identifier of execution of all executants Pratik Dilip Wankhede , yash co-op chs mhada lokahndwala township	2026-02-25 19:01:15		
Identifier of execution of all executants Suraj Shivaji Chunchekar , shiv shakti D-714 mhada lokhandwala township kandivali east	2026-02-25 19:09:44		

Admission of Executants & Identifiers:

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainting to the said parties. They have given their consent to the Department of Registration and Stamp, Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.

Admission -EKYC Details

Party Type, Party Name	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No.)	Photo	eKYC Verified
Licensor, Archana Upendra Upadhyay	2026-02-26 14:21:01	-02-25T06:47:37LLII	Archana Upendra Upadhyay, F, 1293609261772394496		
Licensee, Barsha Saha	2026-02-26 14:21:05	-02-25T06:52:56LLII	Barsha Saha, F, 1218427464919371776		

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Party Type, Party Name	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar/Ref No.)	Photo	eKYC Verified
Licensee, Saswata Sengupta	2026-02-26 14:21:09	-02-25T06:49:44LLII	Saswata Sengupta, M, 1213014863624359936		
Identifier For All executants, Pratik Dilip Wankhede	2026-02-26 14:21:12	-02-25T07:02:56LLII	Pratik Dilip Wankhede, M, 1169186374538579968		
Identifier For All executants, Suraj Shivaji Chunchekar	2026-02-26 14:21:14	-02-25T07:10:43LLII	Suraj Shivaji Chunchekar, M, 1198207251452088320		

* This is Digitally signed document, Hence is legally valid as per the Information Technology (IT) Act, 2000.

* The Authenticity of the registered document can be verified through eSearch Module (<https://freesearchigrservice.maharashtra.gov.in/>) on IGR website or By Scanning the QR code present on the document.

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