

LISA HOME SOLUTIONS PVT LTD.

Property Management & Consulting

Reg. Office Address: Office no. 7, Krishna Kirti, Plot No. 292,
Sector 26, Pradhikaran,
Pune – 411044.

Contact Numbers: 020 – 27201387/ 9767895192 / 9850642204.

Aman

Anmol Raj

Rander



महाराष्ट्र MAHARASHTRA

● 2016 ●

AA 950253

ज्या कारणासाठी ज्यांनी पुढांक लारेदी केला आहे त्याचे कारणासाठी
तो रट्टैप्प ६ महिन्यांद्या तात वापर करायला आहे.

L&C

दरसाचाप्रकार / अनुशंसा दरमां

दरवत नॉटारी करायार करा

नॉटारी होणार असल्याचा

प्रियकारीचे वर्णन

मायदला राहील

पुढांक विकल देण्यात

दुसऱ्या पक्षाकामय नाही

हस्ते असल्यास नाय व पत्ता,

पुढांक शुल्क रकम

पुढांक विक्री नोंद वही अनु.क्रमांक :

पुढांक विक्री देणान्याची सही

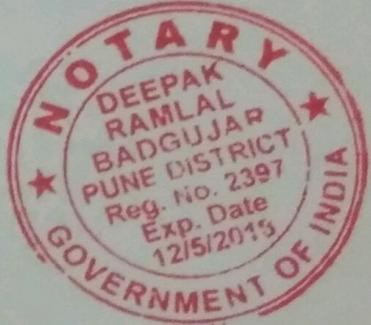
प्रवानाधारक पुढांक विकेत्याची सही/पत्ता/

परवाना करायावा

Ina-Pune Lawyers Consumers
Co-op Society Ltd., Pune-5
LIC. No. 2201111

Anmol Raj *Gandhi*

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Licensee Information Form

Name : Anmol Raj

Age : 27

Contact No / Mobile No : 8234982196

E-mail Id (mandatory) : anmolraj27@gmail.com

Workplace: capgemini

Workplace No:

Address of Workplace: Talawade

Driving License No : BR-0620170171518 Passport No:

Permanent Address: Khanna Compound, Rambya musahib

Contact No of Permanent Residence: 8234982196

Details of Occupants :

Previous Residence Address :

Prev. Landlord Name:

Prev. Landlord Contact No:

Reference Name: Ankur Jain - 7719089018

Reference Address: Pimple Saudagar

Contact Number: 7719089018

Occupation: Job

I hereby, declare that all information furnished above is correct and could be verified as and when required by the Society or the Lisa Home Solutions (P) Ltd.

I hereby, agree to abide by the society rules of which I have taken a copy. (if applicable)

---Lhs Representative Name & Sign -----

---Renter Name & Sign-----

Optional Info : Do you want to sell / buy a property in Near Future ?

For Official Use : Renter Code:

Passport Copy

Office Id Copy

Renter verification done Yes / No

[Instructions: Please staple all the identify proofs of occupants here]

2

Aman

Anmol Raj

Tendu

Licensee Information Form

Name : Aman Kumar Diwakar

Age : 27

Contact No / Mobile No : 9479387041

E-mail Id (mandatory) : ~~AmanKumar@gmail.com~~

Workplace: Copgemimi

Workplace No:

Address of Workplace: Talawade

Driving License No : MP15D-2013-0039679 Passport No:

Permanent Address: Bahubali Colony, motinagar ward

Contact No of Permanent Residence: 9479387041

Details of Occupants :

Previous Residence Address :

Prev. Landlord Contact No:

Prev. Landlord Name:

Reference Name: Ankur Jain

Reference Address: Pimple Sandajars

Contact Number: 7719089018

Occupation: 50%

I hereby, declare that all information furnished above is correct and could be verified as and when required by the Society or the Lisa Home Solutions (P) Ltd.

I hereby, agree to abide by the society rules of which I have taken a copy. (if applicable)

---Lhs Representative Name & Sign -----

---Renter Name & Sign -----
Aman

Optional Info : Do you want to sell / buy a property in Near Future ?

For Official Use : Renter Code:

Passport Copy

Office Id Copy

Renter verification done Yes / No

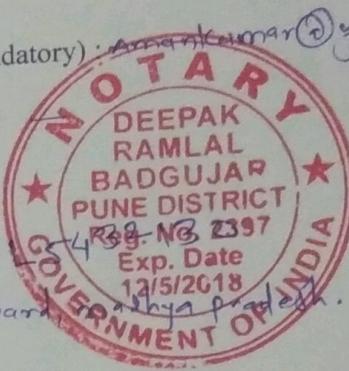
[Instructions: Please staple all the identify proofs of occupants here]

2

Aman

Anmol Raj

Gendre



Licensee Information Form

Name : Aniket Pendse

Age : 28

Contact No / Mobile No : 9073926089

E-mail Id (mandatory) : aniket.pendse@gmail.com

Workplace: Cognizant

Workplace No: —

Address of Workplace: Hinjewadi

Driving License No :

Passport No: N0661851

Permanent Address: Kandwali, Madhya pradesh.

Contact No of Permanent Residence: 9073926089

Details of Occupants :

Previous Residence Address :

Prev. Landlord Name:

Prev. Landlord Contact No:

Reference Name: Ankur Jain

Reference Address: pimple Saudagar

Contact Number: 9876998758274

Occupation: Job

I hereby, declare that all information furnished above is correct and could be verified as and when required by the Society or the Lisa Home Solutions (P) Ltd.

I hereby, agree to abide by the society rules of which I have taken a copy. (if applicable)

---Lhs Representative Name & Sign -----

---Renter Name & Sign-----

Optional Info : Do you want to sell / buy a property in Near Future ?

For Official Use : Renter Code:

Office Id Copy

Passport Copy

Renter verification done Yes / No

[Instructions: Please staple all the identify proofs of occupants here]

AS the Licensees are desirous of giving the said premises including parking space reserved for the property on leave and license, for a period of eleven months (which period hereinafter shall be referred to as 'the LICENSE PERIOD')

AND WHEREAS the Licensee is willing to take said premises for his personal and residential use and occupation on leave and license basis, on the terms set out herein below.

NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS BELOW:

1. The Licensee shall pay to the Lisa Home Solutions (as per the power given by the OWNER) a sum of Rs. 40,000/- (Rs. Forty Thousand Only) being the security deposit on execution of this agreement.
2. On receipt of the security deposit, the Licensees shall handover the possession of the said premises to the Licensee as per the annexure and photo for his personal use and occupation. Thereafter, during the License period, the Licensee shall pay to the Licensee every month license fee of Rs. 15,000/- (Rs. Fifteen Thousand] Only) on or before 5th of every month. License charges would be borne by Licensor. Property Tax would be paid by Licensor.
3. Post Completion of 11 months the License fees will be increased by 10%.
4. The Licensee shall pay the electricity charges for his personal consumption during the License period and the Licensor will not be responsible for the consequences arising from default in payment of the same, if, however the Licensor is put to mandatory loss due to default in payment by the Licensee, the Licensees shall be entitled to deduct the same from the security deposit. It is hereby clarified that the electric meter shall stand in the name of the Licensor and no alteration in capacity of the same or any change shall be made without the consent of the licensors.
5. LISA HOME SOLUTIONS PVT. LTD. having its address at, Office No. 7, Krishna Kirti, Sector 26, Pradhikaran, Pune has been appointed as property manager by owner to look after maintenance and management of property and to collect License fees on monthly basis. Lisa Home Solutions is also authorized to visit and do inspection at regular intervals after taking prior appointment and licensee shall support in this.

II. General Covenants:

6. The Licensee shall use the said premises for the residential purpose only. To observe and comply with all rules, regulation and bye laws as applicable to occupants of the said society.

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7. The Licensee shall use the said premises for his personal use and occupation only. He shall not, at any time, temporarily or otherwise, handover, exchange or otherwise transfer in full or in part with the possession of the said premises in favor of third party interest in the said premises.
8. The Licensee shall not assign or transfer the benefit of the agreement or part with the possession of the licensed premises or any part thereof to any third party except with the prior written consent of the Lessor.
9. The Licensee shall use the said premises reasonably and with due care and diligence. The Licensee shall not commit or omit any Act, which may damage or diminish the value of the said premises.

10. The Licensee shall not make use of the said flat for any illegal purpose.
11. The Licensee shall be bound to allow the Lessor or his representatives to enter the said flat during reasonable hours with prior intimation.
12. The Licensee confirms that the fixtures, fittings and installations listed as per Annexure 1 has been provided in the said premises by the Lessor
13. Not to carry on or permit to be carried on the premises or any part thereof of offensive, noisy or dangerous trade or business or occupation, or commit or permit to be committed on the premises anything which may amount to be a public nuisance or private nuisance to the neighbors or to the other Licensees of the said property, not to bring or store or permit to be brought or stored in the premises any goods, articles or things of hazardous, inflammable or combustible nature.

To maintain and keep the interior of the premises and the owners fixtures and fittings herein, in clean and sanitary condition. Not make any structural alteration or additions to the Premises, not damage any part of wall, portions, columns, ceilings, floorings etc of the premises.

The property shall be used only for residential purpose. Birthday celebrations and get together etc are allowed with the prior permission of the society and all the society norms including the penalty rules should be followed so that no nuisance is created to neighbors other society and society decorum is maintained

16. Licensee/s hereby agree/s to get the Police Verification done by visiting the local police station and issue society NOC, if required.

III. Termination of the Agreement:

17. This agreement will come to an end on expiry of the License period that is to say at the end of eleven months starting from 5th July 2017 to 4th June 2018 .The License period may be extended up to 3 months at the discretion of the Lessor, on request made by the licensee, on such renewal terms as may be mutually agreed. The renewal / extension cost of the License period would be borne by you

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18. This agreement can be renewed for 11 months period If the Licensee and the Licenser mutually agree
19. Licensee will have to pay renewal charge of Rs 3999/- to Lisa Home Solutions in case the contract is renewed after 11 months.
20. This agreement may also be Terminated earlier by either party wishing to do so, by giving one month's clear notice to the other side (notice has to be given in writing) and on expiry of the notice period, the agreement shall stand terminated
21. The Licensee can start the stay in the premises only after explicit permission from the owner through an email and also after signature on the Leave and License agreement and after registration of the agreement
22. The Expenses for the Registration shall be borne by the Licenser and the Licensee equally.
23. Not withstanding anything contained herein above, this agreement shall stand terminated, without any notice on breach of conditions mentioned in Para 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 above.
24. On Termination of the agreement, the Licensee shall, forthwith or on such other day as agreed by the Licensors, quit and remove himself with luggage and deliver to the LICENSER the vacant and peaceful possession of the said premises, including all fixtures as per fixture and photo.
25. On receiving the possession as aforesaid, the Licenser or its representative shall forthwith settle the Accounts with the Licensee and shall forthwith return the full or balance of the security deposit, as the case may be, to the Licensee. The Licenser however, shall be entitled to deduct from the said security deposit, the amount of the Licensee fee, or payments, if found to be payable and reimburse cost of the damages caused to the premises (e.g., painting, flooring, plumbing, etc) and fittings and fixtures and painting as part of SCHEDULE.
26. This writing shall **never** be construed as any LEASE AGREEMENT nor otherwise creating any right or interest in the said flat in favour of the LICENCEE which is not at all in intention of the parties but on the contrary merely a temporary agreement simply to allow the LICENCEE to stay in the said flat for his residence only

IV. Possession:

1. The Licensee shall handover the possession of the said Premises on the expiration of the License period to the Licenser in the same condition in which the Licenser has given it to the Licensee.
2. After the termination of the License, by efflux of time or otherwise, the Licensee shall handover the possession of the said Premises to the Licenser in the same condition in which the Licenser has given it to the Licensee.
3. Upon the termination or earlier termination of this License and in the event of the Licensee and the person referred to in clause 1 above, not removing themselves and/or their articles, belonging

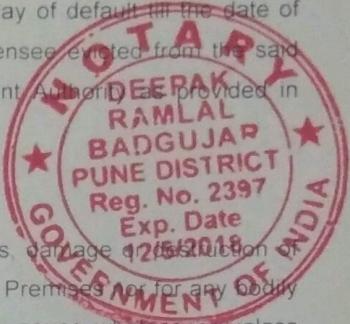
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and effects from the said premises or any part thereof, it is agreed that the Licensor shall have a right to remove from the said premises and / or to prevent from entering in or upon the said premises the Licensee, its agents and servants and all its/ their articles, effects and belongings. In such an event the Licensee or any of the persons aforesaid entering upon the said premises will amount to trespass and the Licensor shall have the right to take all legal and reasonable steps to prevent the Licensee and the persons aforesaid from committing such trespass upon the said premises and the Licensor shall not be liable for any loss, damage or injury caused to any person or property therein while enforcing its rights under this agreement. The Licensee agrees and undertakes for itself and each of the persons aforesaid not to enter upon the said premises or commit trespass after termination of the License. In the event the Licensee fails to vacate the said premises on the expiry of earlier termination then the Licensee shall be liable to pay the Licensor damages at double the rate of the license fees from the day of default till the date of disposition. Without prejudice to the Licensor rights to get the Licensee evicted from the said premises, the Licensor shall be entitled to approach the Competent Authority as provided in

Section 24 of the Maharashtra Rent Control Act 1999



V. Other:

1. The LICENSOR shall not be responsible or liable for any theft, loss, damage or destruction of any property of the LICENSEE or any other person lying in the said Premises or for any bodily injury to any person in the Licensed Premises on account of any cause whatsoever unless directly attributable to actions of the Licensors.
2. It is declared by the parties hereto that this LEAVE & LICENCE AGREEMENT shall be subject to the provision of the **Maharashtra Rent Control Act, 1999**

Terms and Conditions:

1. I have Moved In on date _____ and hereby agree to pay my entire Move in Charges by _____ date _____ and Documentation charges _____ (within 7 days of move in date). Any late payment would attract Rs. 100 per day as late fees.
2. I understand that any pending payments whatsoever can be adjusted by Lisa Home Solutions Pvt. Ltd. against the security deposit given with 15% interest.
3. I hereby agree to handover the property in the same neat and clean state to Lisa Home Solutions Pvt. Ltd. as it was during the time of possession. In case the property needs to be cleaned, Lisa Home Solutions Pvt. Ltd. can deduct cleaning charges as per its jurisdictions (up to maximum of ½ month **License fees**).
4. License fee payment -

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- a. I hereby agree to Online transfer the license fees to company's bank account by 2nd of every month or handover Post Dated Cheque (PDC) for the full tenure of lease to Lisa Home Solutions Pvt. Ltd. on date _____ (within 7 days of move in). The cheque should be payable to "Lisa Home Solutions Pvt. Ltd." and dated every 1st or 2nd or 3rd or

4th of every month. Failure to do will attract Rs 100 per day as late fees. If remaining cheque is to be collected, then it will charge Rs 150 as collection charges (adjustable against deposit)

-OR-

- b. In case you have to pay License fees or Deposit in cash, please get it deposited in company's bank account directly and send the scanned deposit slip to accounts dept and concerned people DO NOT PAY License fees & DEPOSIT IN CASH to employees. Its licensee's responsibility to ensure that the rent and deposit amounts are credited in company's bank account.

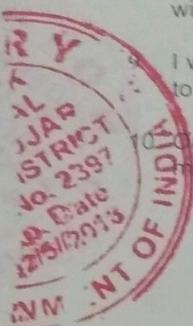
5. Monthly rental billing would be on every first of month irrespective of date of possession. The difference in **License fees** between the Month End Date and date of possession would be calculated per day basis and added to next month **License fees**.

6. The **License fees** will start from the 'Possession Date' irrespective of Move-In Date.
7. In case of cheque bounce, I would be liable to pay Rs 500.0.
8. Customer should take the receipt for all the Cash/Cheque transactions regarding this deal. Also please insure that all money transaction is done during office hours. Lisa Home Solutions (P) Ltd will not be responsible for any transaction done out of office premises.



I would ensure that I send a clear email prior to one month on landlordcare@lisahomesolutions.com to inform that I want to vacate the property before the Agreement expires.

Once the keys are handed over to Lisa Home Solutions (P) Ltd after the Move-Out, the Deposit money would be refunded after 7 days.



Anmol Raj
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Renuka
Signature

Possession Date (5th July 2017) : It's the date from which you get the Licensor's or its representative's consent to occupy the property

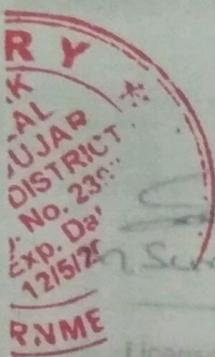
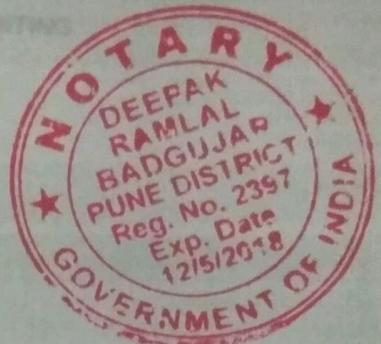
Move-In Date (5th July 2017) : It's the date from which you start using the property (either by living in or by placing your belongings in the said property)

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AND IN ATTACHMENT THERE TO THE PUBLIC RECORDS OF THE FIRST PART AND THE WITNESS
OF THE SECOND PART, ARE FURNISHED HERE TO UNTIL THE ABOVE WRITING.



Licensor / POA Name & Sign

Property Manager

Ganesh

Licensee



Photo



Left Hand thumb

D. R. BADGUJAR
Sr. No. 10/11, 2nd Floor,
Parodeshi Building,
Sukhasagar Nagar, Traj.
Pune-411016

Witness 1)

BEFORE ME

D. R. BADGUJAR
NOTARY GOVT. OF INDIA
PUNE

Witness 2)

= 4 JUL 2017



Anmol Ray

Licensee



Aman

Licensee



Photo



Left Hand thumb

Witness 1)

Witness 2)