This Page is a part of

This licence Deed is made on this day………………………………..between Chirag Gumber S/o Satish Kumar Gumber R/o W.E-113, Chotta Ali Mohalla, Jalandhar (hereinafter called the first party of first part/Licence) and Shri Krishan Murari Mandir Parbandak Committee (Regd.), Gopal Nagar, Jalandhar, through its President/Vice-President/Secretary (hereinafter called the second party of second part/Licencor) That party of second part is owner in possession of market situated at Shri Krishan Murari Mandir, Gopal Nagar, Jalandhar, and party of the first part is desirous of occupying the shop No. 05 First Floor from the said market as a licencee and wants to use it for commercial purpose and agreed on the following terms and conditions.

1. That the party of first part will make payment of Rs. 5,000/- (Rupees Five Thousand Only) per month as licence fee to the party of second part. The above said Licence fees will pay the party of first part in advance on before 5th of each month to the party of second part.
2. That party of first party will be responsible and liable for making payment of the bill of electricity, consumed by her in the above said shop and also will be liable to make payment water charges to the extent of her consumption in the shop.
3. That the party of first part shall not make and alteration in the premises taken on licence from party of second part without the prior permission or sanction in the writing of party of second part and the party of first part shall not have any link or write or interest with the roof of the premises in the question.
4. That party of first part will not do any illegal act in the premises in question which she has taken on licence from party of second part and will not misbehave with the party of second part.
5. That the party of first part can get the premises painted on her own costs and the party of the second party will not be liable for any such expenses.
6. That party of first part shall not sub-licence any portion of the premises taken on licence from the party of second part and also shall not include or add any partner in the business being run by her.
7. That party of first part will be liable to make payment of house tax, Thara Tax, etc. to the local authority on her own and the party of second part will not be liable for any such payment on behalf of party of first part.
8. That the party of first part will make payment of licence fee each month before the date above mentioned regularly. In case she fails to make the payment of the above said licence fees then the party of second part shall have right to take immediate possession of the premises in the question from the party of first part and the licence shall be deemed to be have being terminated with immediate effect.

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1. That this licence deed will commence from the handing over the possession of the said shop and licence tenure is only for 1 year and the party of first part shall not have any right to continue in the possession of the premises after the expiry of licence period. The party of second party shall have every right to take immediate possession of the premises in question after putting out the articles of the party of first part after the expiry of the licence period.
2. That after expiry of this licence tenure, new licence deed will be executed between both the parties with the sole consent of second party and 5% licence fee will be enhanced on last paid licence fee.
3. That the violation of any of the above terms and conditions of the licence deed will mean immediate termination of the licence and the party of second party shall have right to take immediate possession of the premises.
4. That the party of first part shall keep and maintain the premises in question in good shape as it is given to her sand shall not damage walls or flooring of the premises in question.
5. That after the expiry of the period of licence the party of first part shall not claim any right or the premises in question as a tenant. The party of first part is only a licencee and shall vacate the premises after the expiry of 1 year.
6. That first party have deposited Rs. 50,000/- (Fifty Thousand Only) as interest free refundable security deposit to the party of the second part. which will be refunded by the second party on expiry/termination of this licence deed, after deducting the dues, such as licence fee, bills, taxes etc.
7. That the second party or any special person deputed by the second party can inspect the licensed premises at any time and first party will keep the shop open for any physical inspection.
8. That house tax will be paid by the licensor and any other taxes which will be imposed on the business of the licencee shall be paid by the licencee.
9. That in case the second party wants to get to the premises vacated then she will serve one month's prior notice and in case the first party wants to vacate the licensed premises he will also serve one month's prior notice Likewise to the second for vacating the licensed premises.
10. That both the parties have fully understood the terms and conditions of the above said licence deed and have put their signatures after understanding the same and shall be bound by them.

In witness where of this licence deed is executed between the parties on the above said date month and year.

Executants

Party of first part

Witness

1.

2.