



महाराष्ट्र MAHARASHTRA

2016

AA 761017

क नोंदणी अनुक्रमांक 10061

दिनांक

31 AUG 2017

तथा प्रकार

Agreement

1 नोंदणी करणार आहेत का? होय/नाही

दस्तावेज खोडक्यात दर्शन

मंक विकत घेतल्याचे नाव

रहितामाती पत्ता

मन्या पक्षलागचे नाव

ले नाव व पत्ता

प्रत्येक विकत/होते घेतल्याची सही

या कारणासाठी मुदत खेती केला त्यांनी त्याच कारणासाठी मुदत

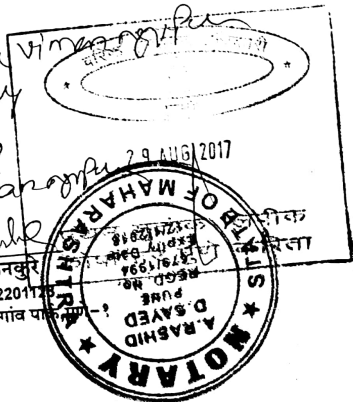
बांधी कल्याणपट्टी व ग्रहस्थात वापरले बचनकारक आहे

A-10/402 Ganga Nebula
Ambareen Kassamally
Vimarnagar
Anshuman Agarwal
Railan Rhatia

लता प्र. कनकुर

परवाना क्र. ID-220112

ए-१४, विदुत नगर, कोरेगांव पोलीस



LEAVE AND LICENSE AGREEMENT

This Leave and License agreement made and executed at Pune, on the 1st day of September 2017

Between

Mrs Shehnaz Kassamally Esmael, Age: 53yrs, Occu: Service AND M/s Ambareen Fatema Kassamally Esmael, Age: 33yrs, Occu: Housewife. Hereinafter referred to as the "LICENSORS" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his/her heirs, executors, administrators and assigns) of the ONE PART....

And

- 1) Name: **Anshuman Agarwal**
Age: 21yrs
Permanent address: 15/11, Choapasni Housing Board, Jodhpur, Rajasthan - 342008
Company name: HSBC
- 2) Name: **Arijit Bhagavatula**
Age: 21yrs
Permanent address: 1-7-179/3 Plot B6 Kamalanagar ECIL Hyderabad, Telangana
Company name: HSBC
- 3) Name: **Mohit Karekar**
Age: 22 yrs
Permanent address: 401 Chintamani, Plot 44 Sector 8, New Panvel (E) - 410206
Company name: HSBC
- 4) Name: **Rahul Rattan Bansal**
Age: 22 yrs
Permanent address: #287, N.A.C, Shivalik Enclave, Manimajra, Chandigarh 160101
Company name: HSBC



Hereinafter referred to as the "LICENSEES" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and to mean and include her heirs, executors, administrators and assigns) of the **OTHER PART**....

WHEREAS, the Licensor is the owner of **Flat No 402, Bldg A-10, Ganga Nebula Society, Viman Nagar, Pune - 14**. Hereinafter referred to as the "said flat".

AND WHEREAS the Licensor and the Licensee are acquainted with each other:

And whereas the Licensee being in need of accommodation for a temporary period approached the Licensor and requested her to permit the Licensee to use the said premises for a period of 11 months on Leave and License basis, **commencing from 1st September 2017 to 31st July 2018**. **AND WHEREAS**, the Licensor has agreed to do so, on certain terms and conditions

NOW THIS AGREEMENT WITNESSTH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. That upon the express declaration that only "permission to use" is given, and no other rights whatsoever have been given or conferred, and/or intended to be given or conferred, the Licensor has agreed to allow the Licensee to use the said Flat for residential purpose, for a period of **11 months**, on Leave and License basis, commencing from **1st September 2017 to 31st July 2018**

Anshuman

2. That the said Flat is furnished with standard fixtures and fittings and the same has been inspected by the Licensee and admitted to be in good order and condition. Permission is hereby given by the licensor to the licensee shall make reasonable use of the fixtures Furniture and fittings. Since the flat has been newly painted the tenants must take utmost care to make sure the walls are kept cleaned/unmarked at all the time. In case of any damage/markings/Dis-colourisation of the walls the damage/cost of painting will be deducted from the deposit amount.

3. That the monthly compensation, inclusive of society charges, for use and occupation of the said Flat including the use of fixtures been fixed at **Rs 26,500 (Twenty Six Thousand Five Hundred Only)** commencing from **1st September 2017** exclusive of electricity bills, utility bills etc. That the Licensee shall pay the said compensation to the licensor every month and regularly in advance by the **5th** of every month and that no other charges or amount whatsoever shall be payable by the Licensee.

4. That all present and future cess, rates and taxes as well as Society charges in respect of the said flat including those of on account of the use thereof, under this agreement, are to be borne by the licensor alone.

5. That the licensor has installed a separate meter for electricity purposes and the charges for electricity, inclusive of meter hire, according to the bills provided by the Supplier of power, in respect of the said Flat shall be paid by licensee, during the period of this license.

6. That the Licensee has, with the execution of this agreement, Deposited with the licensor, the sum of **Rs. 70,000/- (Rupees Seventy Thousand Only)** as and by way of interest free deposit, the receipt whereof the licensor hereby admits and acknowledges, and it is hereby agreed by and between the parties hereto, that the licensor, subject to any deduction of any amount on account of compensation or damage to the said flat, non performance of the terms herein contained, or on any account of any monies otherwise payable by the licensee to the licensor by the virtue of presents, shall refund, without interest the said deposit of **Rs. 70,000/- (Rupees Seventy Thousand Only)** or such lesser amount as the case may be to the licensee simultaneously upon the licensee giving repossession of the said flat, upon the expiry of the period of the agreement or its sooner determination as herein contained.

7. That the licensee shall not be entitled to make any additions or alterations whatsoever to the licensed premises (internal or external) or in the furniture



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fixtures/fittings as pertaining thereto in the said House, without written permission of the licensor.

8. That the licensee shall be deemed to be only a licensee for the period of 11 month by virtue of these present and shall not make or have any claim to Tenancy, sub tenancy, or any other right, title or interest of whatsoever nature in the said Flat or portion thereof. It is agreed between the parties here to, that the licensee shall not grant a sub- license to any other person and shall not keep any other person in-place of or instead of the licensee.
9. That the licensor declares with the licensee that he has obtained all necessary permissions lawfully required for allowing the licensee to use the said Flat and that the licensee shall peacefully and quietly enjoy the premises thereof, during the terms hereby granted, without any interference/interruption what-so-ever, by the licensor.
10. That the licensee shall not store any hazardous chemicals, materials, inflammable articles etc. in the said Flat, which will damage the property, nor carry out any trade, etc.
11. That the licensee shall not do or suffer to be done, anything, which might invalidate the insurance of the said building in which the licensed premises are situated.
12. That the licensee shall not use or permit to be used, the licensed premises for any illegal or improper purposes, or as a public house, and shall not cause, permit or suffer upon the licensed premises or any part thereof, anything which may be or prejudicially affect the interest of the licensor or any neighboring occupiers.
13. That the licensee shall not obstruct or permit any person to obstruct the licensor, or at any time inter-face with the licensor's possession of the said licensed premises, it being agreed that the licensor shall be at all times in complete possession, control and dominion of the licensed premises and every part thereof, and that the licensee shall not be, or claim to be in possession of any kind whatsoever of the licensed premises or any part thereof. That the licensor shall have the right to enter into or to open the licensed premises or any part thereof, at any reasonable time, from time to time, for the purpose of inspection, by prior appointment with the licensee.



Shashuman

14. That the licensor shall not, in any event, be responsible or liable for any loss or injury or property of the licensee, whatever be the cause of such loss or damage, such as fire, leakage or bursting of water /gas pipes or other electrical damages.

15. That the licensee shall use the licensed premises and shall see that the same are used in a careful and reasonable manner, and shall make good to the licensor all such damages and losses as the licensor may sustain, whether the same be caused by the licensee or by his family member.

16. That, on the expiry of the said period, or of the extended period, or of the determination thereof by the licensor, the licensee shall forthwith hand- over vacant possession of the licensed premises to the licensor.

17. That, if the licensee fails to pay the said compensation amount for any month, to the licensor, by the date provided herein-above, or otherwise to observe and perform the terms and conditions of the agreement or to discontinue his service with the licensee, then the licensor shall have full right to enter the premises and to terminate this agreement by giving thirty days notice, and on the expiry of the notice period, the licensee shall remove his belongings and other paraphernalia lying therein, and shall stop use of the said flat.

18. That this license may be terminated by either of the parties, by giving One month's prior notice, in writing, at the beginning of the month but only after the lock-in period end, to the other party even before the expiry of the licensed period. **There is a 6 Month Lock-in Period starting from 1/9/2017 – 28/2/2018.** That, if no such notice is given, either by the licensee or by the licensor, then the defaulting party shall pay to the other party, one month's license fees as compensation, in lieu of the notice.

19. That the licensee shall maintain and look after the fixtures and fittings at his own cost, and shall keep them in a good state of use, or shall carry out any necessary repairs.

20. That the parties may renew this agreement for a further period, on mutual agreement. Increase in Rent and 15 Days Renewal Commission Charges Applicable on Renewal of this Agreement.

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IN WITNESS WHEREOF the parties hereto have set their hands on the date and year herein-above mentioned/written.

SIGNED AND DELIVERED BY THE WITHNNAMED
LICENSORS:

Shehnaz Kassamally

MRS SHEHNAZ KASSAMALLY ESMAEL



A. Kassamally

AMBAREEN FATEMA KASSAMALLY ESMAEL



AND

SIGNED AND DELIVERED BY THE WITHINNAMED
LICENSEES:

Anshuman
ANSHUMAN AGARWAL



The Parties of this agreement have agreed that this agreement has been I register with the concerned Sub-Registrar Office asper the provision of the Law in due course of time

Arijit
ARIJIT BHAGAVAT



Mohit
MOHIT KAREKAR



Rahul
RAHUL RATTAR BANSAL



ATTESTED BY

A. Rashid D. Sayed
A. Rashid D. Sayed
Notary, State of Maharashtra
PUNE

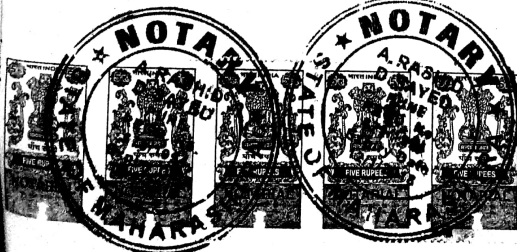


5 OCT 2017



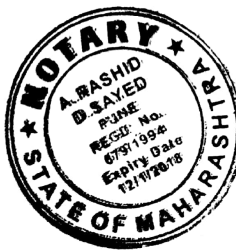
Note: Registered
At. Sr. No. 23470112

Anshuman



ANNEXTURE A
List Of Furniture And Fittings:

- 1) Sofa Set 3+2
- 2) Glass Center Table
- 3) LED T.V
- 4) Glass Dinning Table with 6 Chairs
- 5) Double Door Fridge
- 6) Washing Machine
- 7) Gas Stove with 2 Cylinders & Regulator (Indane & Reliance)
- 8) 2 Almirahs
- 9) 2 Double beds with Mattresses
- 10) 2 Study tables
- 11) 2 Geysers
- 12) 5 Fans
- 13) 5 Tubelights
- 14) 6 Lamp Shades
- 15) 6 Curtains



Arshuman