

LEAVE & LICENCE AGREEMENT
(For 11 months)

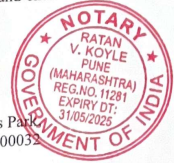
This Agreement of Leave and Licence is made and entered into at
Pune, this 08 January 2024.

BETWEEN

Mr. Preetam Nalbalwar

Age:- 39 years, PAN-AENPN4475R

R/at:- Plot No. 274, Telcom Nagar, Near Childrens Park,
Gachibowli, K V Rangareddy, Andhra Pradesh - 500032



(Hereinafter called the "Licensor" which expression shall mean
and include her heirs, executors, administrators and assigns)
...Of the First

Part.

AND

1) **Mr. Ayush Atul Nagar**

Age:- 36 years, PAN : AISPN3674P

Permanent Address :- 156, Shera Villa, Opp Prabhan Poultry, Dr.
M B Raut Road, Dadar West, Mumbai, MH - 400028.

2) **Mrs. Saranya Sreenath**

Age:- 36 years, PAN : CPPPS0011F

Permanent Address :- 156, Shera Villa, Opp Prabhan Poultry, Dr.
M B Raut Road, Dadar West, Mumbai, MH - 400028.

(Hereinafter called the "Licencee" which expression shall mean
and include his heirs, executors, administrators and assigns)
...Of the Second

Part.

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WHEREAS the Licensor is the owner of Flat No. **C-102** on 1st Floor, in Building at Wind Wards, Sr. No. 184/2/5/2, 238/237, Kasbate Wasti, Wakad, Pune - 411 057, admeasuring **1100** sq.ft. at village Wakad, Tal. Mulshi Dist. Pune (hereinafter called the said premises) and more particularly described in the Schedule hereinafter appearing.

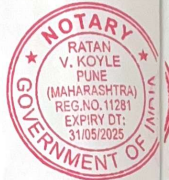
AND WHEREAS the Licensee hereby approached and requested the Licensor to allow him to use and occupy the said premises for a temporary period of **11 Months**.

AND WHEREAS the Licensor/s conceded the request and agreed to give the same on Leave and Licence basis. Both the parties agreed to execute this Agreement under the following terms and conditions mutually agreed by and between the parties as follows:

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

- 1) The Licensor/s has this day allowed the Licensee to use and occupy the said premises, for a temporary period of **11 months** commencing from **01/01/2024** to **30/11/2024** (both days inclusive). The Licensee shall pay to the Licensor/s a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** per month as and by way of monthly compensation charges for the use and occupying the said premises which shall be paid by Cheque or by transfer of rent through bank before 5th day of every month in Advance.
- 2) The Licensee has this day deposited with the Licensor the sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** by Cash being the Security Deposit free of interest and the Licensor has acknowledged the receipt of the said amount and agreed to refund the same on expiry of the Agreement period or its sooner determination, subject to the deduction of dues and damages if any.
- 3) That nothing herein contained shall be construed creating any right of tenancy or ownership right and the possession charges and control of the said premises shall always be deemed to be as that of the Licensor only.

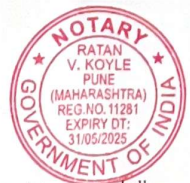
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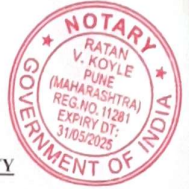
- 4) The Licensee shall stay along with That the Licensee shall be responsible for vacating the premises after the expiry of Licence period and she shall be responsible if there is a damage or loss to the flat and furniture.
- 5) It is agreed between the parties that Municipal Tax & Society Charges shall be payable by the Licensor/s. However Electric bill, shall be payable by the Licensee only.
- 6) The Licensee shall not carry out any illegal or immoral activities in the said premises nor shall become nuisance or annoyance to the neighboring premises occupants of the Building.
- 7) The benefits herein are for the Residential use of the Licensee and the Licensee is not authorized to transfer, assign the same to any one else's name.
- 8) The Licensee shall not sell, pledge, mortgage, hypothecate or in any way deal with the said premises nor shall he create any lien charges or encumbrances thereon to any person or persons and if found doing so the Licensor shall cancel the Agreement and will also forfeit the Deposit amount and will take back the possession of the said premises.
- 9) It is agreed that on expiry of the Agreement Licensee is to hand over peaceful and vacant possession of the said premises after due intimation. If possession of the said premises is not given the Licensor/s will forfeit the deposit amount and will take back the possession of the said premises.
- 10) It is mutually agreed between the parties that if Licensee wishes to terminate this Leave & License Agreement before expiry of License period then in such case Licensee shall give one months notice to Licensor and in case Licensor wants to vacate the Licensee he can issue a prior notice of one months to the Licensee to vacate the flat.

[Handwritten signatures]



- 11) That Licensee shall not create any third party, interest nor shall sublet the said premises to third person.
- 12) The Licensee shall obey all bye laws of Society.
- 13) That the Licensee shall not use Electricity Meter or shall not do any illegal connection of electricity and if it is done then Licensee alone shall pay penalty imposed by M.S.E.B.
- 14) That the Licensee shall maintain the Flat in good condition during the period of Licensee and she shall not carry any alterations or additions nor shall he damage the fittings of the said Flat.
- 15) The Licensee shall keep the Flat clean, and while vacating the Flat she shall give the Flat to Licensor in good condition, if she fails do so then Licensor shall deduct the expenses/damages from Security deposit.
- 16) The Security deposit of the said Flat will be refunded without any interest at the time of eviction of the Flat and after deduction the damages if any.
- 17) That Licensee if fails to deliver the possession of the said Flat after expiry of Licensee period then Licensor is entitled to claim double Licensee fee as agreed and if the Licensor files suit for eviction before competent authority then cost of suit will be borne by Licensee only.
- 18) This Leave & Licence Agreement is binding on legal heirs of both parties.
- 19) The Licensee shall not enjoy the rights of tenant as per Maharashtra Rent Control Act 1999. She is a Licensee and this is a temporary arrangement only for 11 months.
- 20) The Original of this Leave and Licensee Agreement will be kept by Licensor and Licensee shall preserve Xerox Copy of the same.

[Handwritten signatures]




SCHEDULE OF THE PROPERTY


All that Peace and Parcel of Premises Flat No. C-102 on 1st Floor, in Building at Wind Wards, Sr. No. 184/2/5/2, 238/237, Kasbate Wasti, Wakad, Pune - 411 057, admeasuring 1100 sq.ft. at village Wakad, Tal. Mulshi, Dist. Pune and within the jurisdiction of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, Revenue & Registration District Pune and bounded as under

IN WITNESS THEREOF the parties here to have h
subscribed their respective hands and signs on the d
first hereinabove mentioned.





Mr. Preetam Nalbalwar
Licensor




Mr. Ayush Atul Nagar
Licensee




Mrs. Saranya Sreenath
Licensee



BEFORE ME



RATAN V. KOYLE
B.A. (HONS), LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA PUNE
REG.NO 11281

8 JAN 2024

