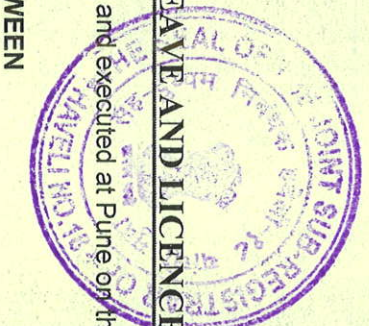


**AGREEMENT OF LEAVE AND LICENCE**

This Agreement of Leave and License made and executed at Pune on this date 19/10/2015



४७९९-१८  
१९११ १ १  
३०२६

**BETWEEN**

**Name: Praveen Shankar Sane      Age: 46 Years,      Occupation: Service**

**Resident of: B1/2, Harmony Society Nagras road, Aundh, Pune - 411007**

Hereinafter called and referred to as THE LICENSOR expression shall unless it to be repugnant to the context shall be deemed to mean and include himself his, heirs, executors, administrators and assigns] OF THE FIRST PART

**AND**

**Name: Nikhil Deshpande      Age : 35 Years      Occupation : Service**

**Resident of: 4 Maitreyee Apartments, 77 Rambaug Colony, Paud Road, Pune 411038**

**Name: Prakash Deshpande      Age : 68 Years      Occupation : Service**

**Resident of: 4 Maitreyee Apartments, 77 Rambaug Colony, Paud Road, Pune 411038**

[Hereinafter called and referred to as THE LICENSEE which expression shall unless it to be repugnant to the context shall be deemed to mean and include their executors, administrators and assigns] OF THE SECOND PART.

WHEREAS the licensors are absolutely seized and possessed of a residential flat being

**A-1203, Park Titanium, Park Street, Wakad, Pune**

AS the Licensors 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 Licensors a sum of **Rs.1,20000/- (Rs. One Lakh Twenty Thousand Only)** is being the security deposit on execution of this agreement.
2. On receipt of the security deposit, the Licensors 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 Licensor every month License fee of **Rs.32000/- (Rs. Thirty Two Thousand Only)** on or before 5<sup>th</sup> of every month
3. Post Completion of 12 months' rent will be incremented by 10%.
4. **Society charges** are already included in the License fee mentioned in clause no 2. **Property Tax** would be paid by **Licensor**.
5. 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 Licensors 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.

6. **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