

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

अनुक्रमांक 17344 दि. 17 JAN 2013 रुपये 500/-  
मुद्रांक कोणत्या कारणासाठी वापरायचा आहे *Leave & License*

मुंबई मुद्रांक अधिनियम १९५८ चे अनुच्छेद क्र.

मुद्रांक वापरणाराचे संपूर्ण नाव *डि. ठा. ३५*

संपूर्ण पत्ता *पुणे ४००१३ ५०१ ९६*

हस्ते व्यक्तीचे संपूर्ण नाव *विद्यालक्ष्मी कुलकर्णी*

पत्ता *पुणे ९६*

*धन*

नेहा डेरे (मुद्रांक विक्रेते)

पर. क्र. 2201135

पत्ता - १२१८ फर्ग्युसन रस्ता, पुणे - ०४.

परवान्याची मुदत - ३१/३/२०१३

*S. R. Kulkarni*  
मुद्रांक धारकाची सही  
/हस्ते व्यक्तीची सही



LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE MADE AT  
PUNE DAY On 17<sup>th</sup> Jan. 2013.

(R) 079-26811528.

MOB. NO - 9604472933.

**BETWEEN**



**1) LEENA THAKUR**

Age : 45, Occ: SERVICE

**2) MR. VINAYAK R. BRAHMAKSHATRIYA**

Add: FLAT NO. 3, MAHESHKUNJ, HANUMAN NAGAR,  
SENAPATI BAPAT RD, OPP. RAMESH MARKET,  
PUNE 411016, MS INDIA

**( LICENSOR )**

Hereinafter referred to as '**THE LICENSOR**' (which expression shall unless repugnant to the meaning or context hereto mean and include his heirs, legal representatives, executors, administrators and successors in interest)

**PARTY OF THE FIRST PART.**

**AND**

**1) PRATIK SHAH**

Age: , Occ: PVT SERVICE  
R/AT : BLOCK NO. 14, GAUTAM APTS,  
OPP. KALUBHA BUS STAND,  
KALUBHA ROAD, BHAVNAGAR- 364002  
MOB. NO. - 9762986863

**2) SUMITH JOSHI**

Age: , Occ: PVT SERVICE  
R/AT : D-201, VISHWAS CITY 5,  
NR. GOTA X ROADS, GOTA AHMEDABAD- 380025  
MOB. : 9764114672.

**3) MALAV SHAH**

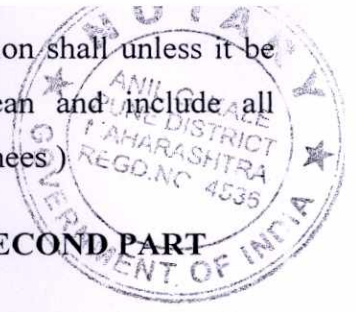
Age: , Occ: PVT SERVICE.  
R/AT : A/16, VASUPUJYA FLATS,  
KABIR CHOWK, SABARAMATI,  
AHMEDABAD- 380005.  
MOB. NO. – 8698787360.

**4) MAYANK JOSHI**

Age: , Occ: PVT SERVICE  
R/AT : 11/SWASTIK APTS, NR. AVANI PARK,  
VE JALPUR RD, AHMEDABAD- 380051.  
(R) 079-26811528.  
MOB. NO – 9604472933.



Hereinafter called as **"THE LICENSEE"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include all his/her/their legal heirs, executors, administrators and assignees.)



## OF THE SECOND PART

WHEREAS the Licensor is exclusive owner of the said property in the premises described in Para 1 as stated hereunder.

AND WHEREAS the Licensee is in need of a temporary accommodation for a period stated further in this Deed.

AND WHEREAS the Licensor and the Licensee making an agreement between themselves to have a leave and license agreement for Eleven Months for the above stated Flat on the in the premises in the Para 1 stated hereunder.

AND WHEREAS the parties of the First Part and the Second Part have decided to make this Leave and License Agreement in between themselves.

NOW THIS AGREEMENT OF LEAVE AND LICENSE BETWEEN THE PARTIES WITNESSETH AS FOLLOWS:

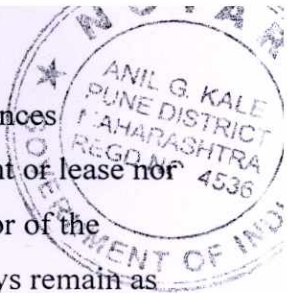
### 1. Description of the Property :

SIDDHARTH NAGAR, PHASE-III, BLDG 7A2, FLAT NO. 11, 12, AUNDH, PUNE 411007, MS INDIA.

### 2. Payment Terms of Agreement :

The Licensees shall pay to the Licensor license fee of Rs. 7,000/- (Rs. Seven Thousand only) for **Flat no. 11** and Rs. 7,000/- (Rs. Seven Thousand only) for **Flat no. 12** by cash / Cheque. per Month for the use and enjoyment of the said premises. Total Security Deposit of Rs. 30,000/- (Rs. Thirty Thousand only) Cash/Cheque No. refundable without interest paid by the Licensee to the Licensor. There will be 10% increased after 11 months contract.

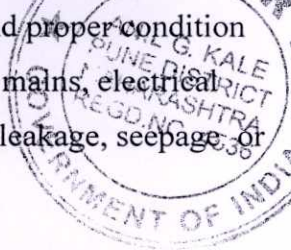
3. Nothing contained in this Deed Shall under any Circumstances  
Whatsoever, be ever construed to be as tendency agreement of lease nor  
otherwise shall create and other right or interest in the favor of the  
Licensee (Occupier) excepting that the licensee shall always remain as  
Licensees for a period of 11 Months. It is agreed between the parties  
hereto that the Licensee shall not keep any other person in the place for  
listed of Licensee.



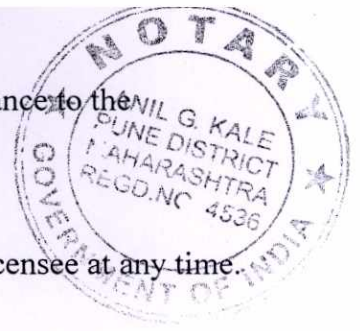
**License Period : 01/12/2012 to 30/10/2013.**

4. The intention of the parties is to remain licensor and Licensee always  
for the said period and this Deed is a temporary arrangement to allow  
the Licensee to use the said premises for his residence, under the  
control of the Licensor, who has the right to enter upon the premises,  
with prior appointment.
5. The Licensee shall pay to the Licensor the License fees in advance at  
**Rs. 7,000/- (Rs. Seven Thousand only) for Flat no. 11 and Rs. 7,000/-  
(Rs. Seven Thousand only) for Flat no. 12** per month on 05<sup>th</sup> day of  
each month by cash/ cheque or Bank Transfer to the account of the  
licensor.
6. The Licensor shall pay all the Municipal and Government taxes. The Licensee  
shall pay electrical bills of the said premises for electricity consumed and  
utilized by him to MSEB as per actual bills and hand over the paid  
bills/personal letters-receipts to the Licensor every month.
7. The License shall keep the interiors of the said premises in good  
condition during the period of the license and will be responsible for any  
Major damage, subject to the reasonable wear and tear due to normal  
use there of the said premises, fixtures, furniture and fittings, etc, in  
the said premises, modifications are permitted to be carried out by the  
Licensee.



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8. The Licensee shall keep the said premises in good and proper condition by effecting repairs to the doors and windows, water mains, electrical connections and the Licensor will be responsible for leakage, seepage or major repairs to the said premises.
  9. In the event of any party wishing to revoke the deed of license during the period or after expiry of the period as stated above, either party shall give and state their intension to do so, in writing, to the other party, at lest One month notice period.
  10. The Licensee shall not be promoted to make any alternation of any kind in the said premises.
  11. The Licensee shall not sublet the said premise in part of full to anybody else.
  12. It is hereby agreed by and between the parties that in case the Licensee commits default in payment of the monthly license fees, electricity charges, etc. or commits breach of any of the terms and conditions contained in this Agreement, the Licensor shall give 30 days prior notice to the Licensee to revoke this Agreement and after receiving the notice addressed to the Licensee at the said premises, the Licensee must remove all articles and the things belonging to them lying and being in the said premises and also remove himself the licensor shall be permitted to remove the same and his lock upon the said premises or otherwise induct any other person in the said premises.
  13. The Licensee must use the said premises for the purpose of residence only and for no other use .
  14. It is distinctly understood and agreed upon by the parties that no right of tenancy is conferred upon the license by this Agreement.
  15. The original Agreement will always remain with the Licensor and a copy of the same, duly signed in original by both the parties shall be retained by the Licensee.

16. The Licensee shall not cause any nuisance or annoyance to the Neighbors and shall not damage the premises.
17. With prior appointment the licensor can visit the Licensee at any time.
18. The Licensor has to maintain all internal Electrical, Plumbing, Geyser, Fan, Tubes maintenance of the flat if any. (if there is any were and tear of the paint of the flat the Licensee has to be repaint.)
19. The Licensee shall hand over vacant peaceful possession of the said premises to the Licensor on the termination of this Agreement in good condition with all fixtures, furniture & fitting working in good condition.
20. Any dispute pertaining to this Agreement should be subject to the jurisdiction of Pune Courts only. This Agreement shall always be subject to the provision of Section 24 of Maharashtra Rent Act Control- 1999.
21. It is hereby agreed upon that the Licensor and the Licensee are free to terminate this Agreement by giving 1 month's prior notice to either side. The Licensor or his relative can visit with prior appointment to his flat to see the condition of the said flat.
22. Proper stamping & registration will be done after.



### ANNEX A

SIDDHARTH NAGAR, PHASE-III, BLDG 7A2, FLAT NO. 11, 12, AUNDH, PUNE 411007, MS INDIA, consist 2 Bedrooms, Hall, Kitchen, with following Household goods-

- |                       |          |                   |          |
|-----------------------|----------|-------------------|----------|
| 1) Beds with Mattress | : 4 Nos. | 2) Fans           | : 3 Nos. |
| 3) Gas                | : 1 Nos  | 4) Colored T.V.   | : 1 Nos  |
| 5) Central Table      | : 1 Nos  | 6) Chairs         | : 4 Nos. |
| 7) Tube Lights        | : 4 Nos  | 8) Gyesr (boiler) | : 2 Nos  |





9) Utensil Stand : 1 Nos  
11) Steel Almirah : 2 Nos.  
13) Steel Bed : 2 Nos.

10) Refrigerator : 1 Nos.  
12) Cupboard wooden : 2

IN WITNESS WHEREOF THE LICENSOR AND THE LICENSEE HAVE  
HEREUNTO PUT THEIR HANDS AND SEALS ON THE DATE AND DAY FIRST  
HEREIN ABOVE MONITORED.

WITNESS :

1) Signature *Ratnu*

Name : *Rati Vaidya* 2) MR. VINAYAK R. BRAHMAKSHATRIYA

Address : *5, Maheshkhong society*

*Leena R. T.*

1) LEENA THAKUR

*Vinayak R. B.*

LICENSOR

2) Signature : *S. Dabke*

Name : *Dabke Subha*

Address : *203, Gaj Laxmi*

*Pratik*

1) PRATIK SHAH

*Sumith*

2) SUMITH JOSHI

*Malav*

3) MALAV SHAH

*Mayank*

4) MAYANK JOSHI

LICENSEE

ATTESTED BY

*Anil G. Kale*  
ANIL G. KALE  
ADVOCATE & NOTARY  
GOVT. OF INDIA

