



महाराष्ट्र MAHARASHTRA

● 2016 ●
- 5 JUN 2017

AB 979729

मुद्रांक नोंदवा अनुक्रमांक 4270 दिनांक रु. 500/-

दस्तावेज़ प्रकाश

दस्त नोंदवणी करणार आहेत का?

होय/नाही

मिळवलीचे प्रौद्योगिक वर्णन

मुद्रांक विषय: घेगाऱ्याचे नाब

व संक्षिप्तवाचा पत्र

दुखाचा घेगाऱ्याचे नाब

हस्त नाव व पत्र

मुद्रांक विषय/हस्त घेगाऱ्याची सही

ज्ञान लागावाणी घटावा शुद्धी होता तांबी खाता खारणासाठी मुद्रांक

मुद्रांक घेगाऱ्याचे नाब घावण्याम घावण्याम वयनवारक आहे

A-16, Spring Field, Kharadi Pura

Mohan Bhagwat

Ward 6, Ganesh Pura

Amil Kumar Patil + 3

Ganesh Sonar

CN Pura

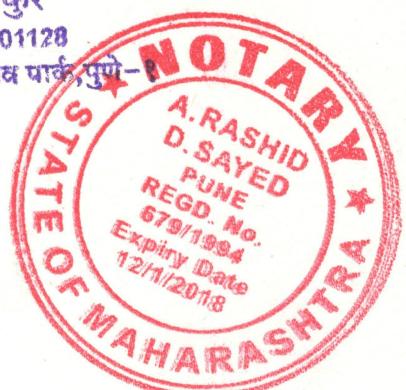
Lata Pr. Kanekar

परवाना क्र. ID-2201128

ए-१४, बिहुत नगर, करिंगांव पार्क, पुणे-

प्रधान मुद्रांक घेगाऱ्या
दीपाली पुणे क्रमांक

31 MAY 2017





||Shree  Ganesh||

LEAVE & LICENSE AGREEMENT

This **LEAVE & LICENSE AGREEMENT** is made and executed at Pune
on 03rd June -2017

BETWEEN

Mr. Mohan Bhagwat, Age :71 yrs, Occupations :Ex- Army(Retired)
R/at: S/O Nagnath Bhagwat,SR 47/18,Mitra mandal Soc.Ganesh
Nagar,Wadgaon Sheri,Pune City,Dukirkline,Pune,Maharashtra-411014
UID – 4052 1215 6658

Hereinafter referred to as “**THE LICENSOR**”

(Which expression shall unless repugnant to the context or meaning thereof
shall mean and include her legal heirs, executors, administrators, assignees)
the **PARTY OF THE FIRST PART...**

AND

1. **Mr. Anil Kumar pal** , Age about: 23 yrs,
Occupations: Servise
R/at:S/O:- Mahendra Singh pal,Machli Tola Civil
Line,Fatehgarh,Fategarh,Farrukhabad,Uttar Pradesh-209601
UID-6614 3777 1760 Mo.No.-7767983076
2. **Mr. Prashant Tiwari** , Age about: 23 yrs,
Occupations: Servise
R/at:S/O:-Prem Kumar Tiwari,108B/1,Anant
Nagar,Dhoomanganj.Allahabad,Uttar Pradesh-211011
UID-4213 7240 4374 Mo.No.-7767983583
3. **Mr.Vinay Singh**, Age about: 23 yrs,
Occupations: Servise
R/at:S/O:-bahudar Singh,booty,Buti,Ranchi,Jharkhand-835217
UID-6478 1255 9127 Mo.No.-7767985378
4. **Mr.Rituraj Singh**, Age about: 22 yrs,
Occupations: Servise
R/at:S/O:-Kamlesh Pratap Singh,10,Patti road,Near Kali Mata
Mandir,Karmahi,Ishanpur,Uttar Pradesh-230142
UID-8446 7221 9136 Mo.No.-7767983047

Hereinafter referred to as “**THE LICENSEE**”

(Which expression shall unless repugnant to the context or meaning thereof
shall mean and include His legal heirs, executors administrators assignees)
the **PARTY OF THE SECOND PART...**

And whereas, the Licensor is absolute owner of premises bearing **Flat No A-16,(Fifth floor), Spring Field,Wing A,S No.8/2b+2C,Kharadi,Pune-411014 , adm area -1050 Sq. Ft.(3 BHK)** with the standard fitting & fixtures lying thereon in the situated at Kharadi, Known as “**Spring Field**” Tal.- Haveli, Dist.- Pune and which is more particularly des-cribed in the schedule (hereinafter referred to as “Said Premises”)

And whereas, the licensee being a need of a flat for his residential purpose approached to licensor and requested her to permit to use the said premises on temporally basis for a period of 11 months on a Leave and License basis and the Licensor has agreed to grant Leave & License to the Licensee to occupy and use the premise property on the following terms & conditions agreed by and between the parties here to.

NOW IT IS AGREED BY AND BETWEEN the parties hereto as follows:

1. The Licensor hereby grants leave and license to the Licensee to occupy and use the said premises for temporary Residential use for the period of 11 month, from 1st -June-2017 to 30th April-2018 for the use of Residential purpose. This writing shall never be construed any other charge, claim or interest in respect Of the said premises in favors of Licensee which is not all the intention but merely agreement to allow the Licensee to use Fittings on License basis.
2. The Licensee shall pay to the Licensor a sum of **Rs. 22000/- (Twenty Two Thousand Rupees Only)(Including Maintainance,Soc. Charges)(Rent Should be After Month)** as License fee or Compensation and which is to be paid before 10th day of every month. The said amount of monthly license fees shall be payable in advance on or before the 10th day of every English calendar month, failing which, an interest at the rate of 10% p.a. would be payable for the number of days of delay from 10th to the day credit into Licensor's Account. The Licensee has paid **Rs.50,000/- (Fifty Thousand Rupees Only)** as security deposit by Online to the Licensor.
3. All the Municipal Taxes and the other taxes and cesses levies in the respect of the Said premises will be paid by the Licensor as the owner. And also Electric charge and the other charges as actual of the premises will be paid by the Licensee to the authority concerned. And while residing in the said premises, The Licensee shall abide by the rules and regulations of the concerned society (If any).
4. The said premises will be used only for lawful Residential purpose and not for other purpose or illegal business. The said premises have normal electric fitting and fixtures.
5. The said premises is given to the Licensee on personal basis and she will not be men titled to transfer the benefit of this agreement to anybody else or will not be entitled to allow anybody else to occupy the premises or any part. There of. Nothing in this agreement shall we deemed to grant a lease and the Licensee Agrees and undertakes that no such contention shall be taken up by the Licensee at any time.
6. The Licensee shall not be deemed to be in the exclusive occupation of the said Premises and the Licensor will have the rights to enter upon the said premises at any time during working hours to inspect the premises.
7. The Licensee shall maintain the said premises in good condition and will not Cause any damages thereto. If any damage is caused to the premises or any Part thereto by the Licensee or his Part of his Family members , servants or agents the same will Be made good by the Licensee at the cost of the Licensee either by the rectifying the damages or paying cash compensation.

8. The Licensee shall not carry out any work of structural repairs or addition or Alteration to the said premises. If the Licensee desires to have any additional fittings and fixtures the Licensee shall obtain written consent from the licensor and do so at his own cost and in compliance with the rules. The Licensee shall remove such fittings and fixtures on the termination of License failing which they shall be deemed to be the property of the Licensor. The Licensee shall not cause any nuisance or annoyance to people in the neighborhoods or not to store any hazardous goods in the said premises.

9. On expiration of the said terms or period of the License or earlier termination thereof, the Licensee Shall handover the vacant premises in the condition in which the said premises was exist subject to normal wear and tear . After the expiry of the 11 month if both the parties intend to continue this agreement for further 11 months then the Separate agreement should be executed.



10. The licensee has with the execution of this agreement paid to the licensor a sum of **Rs. 50,000/- (Fifty Thousand Rupees Only)** as mentioned hereinabove, by way of interest free deposit. The receipt whereof the licensor hereby agreed by and between the parties hereto that the licensor Subject to any deduction of any amount on account of any compensation or damages to the Fixtures and fitting and nonperformance of the terms herein contained or on account of any money Otherwise payable by the licensee to the licensor by the virtue of these presents shall be deducted and remaining amount of deposit will be refunded by licensor to licensee without interest by cash on vacation & handing over the key. The said deposit or such lesser Amounts as the case may be to the licensee simultaneously upon the licensee giving the repossession of the said Premises together with the fixtures & fitting and upon the expiry of the period of the Agreement or its sooner determination as herein contained. The licensee shall not do or suffer to be done anything which may invalidate the insurance of the said building in which the license premise is situated.

11. That if the licensee fails to pay the said compensation amount for any month to the licensor by the Date provided hereinabove or fails to perform the conditions of agreement or discontinue his service with the license then the licensor shall have full rights to enter the premises and to terminate This agreement by giving one month notice and on expiry of the notice period the licensee shall remove his belongings and premises use of the said premises and fitting and paraphernalia lying therein.

12. The licensee or the licensor may terminate the agreement by giving one month prior notice to the other even before the expiry of the license period.

13. On the expiry of the said 11 month period of these agreements or in case before the expiry period, the licensee shall forthwith handover vacant and peaceful possession of the licensed premises to the licensor. If the licensee fails to handover vacant and license premises after the expiry of these agreement the Licensor shall take necessary action as available U/s 13-A, 201 Bombay Rent Act (1989) and will pay double License fee per month till the Licensee vacates under section 13-A (2) of Maharashtra Act No.XVIII of 1987 action as available U/s 13-A, 201 Bombay Rent Act. 87 as extended the Licensee shall not take any defense before the said competent authority in a proceeding filed against him by the Licensor. If the Licensor fails to return the Deposit on due date, He will be liable to pay the interest @ 24% p.a. to the Licensee.

14. In view of amended provisions of the Bombay Rent Act (as amended) by Maharashtra Act No. XVIII of 1987 the Licensor is giving the said premises on the license basis, and Licensee shall not file a suit against the Licensor for fixation of standard rent or claiming ownership of the said premises.

15. The next agreement of 11 Months is dependent upon the consent of the Licensor With An increase of 10% per year in.

16. Furniture And Fixtures

1. 4 Beds
2. 4 Fans
3. 1 Cupboard
4. 3 Geezers

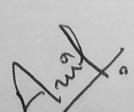
17. Remaining Brokerage Of Rs.10000 Should Pay On 12th Day of June

IN WITNESSES WHEREOF the parties have signed on the present deed on the 03rd day of June in the year 2017.

Signed And Delivered:
By the within named

SHREE PROPERTIES
Anil Pal
AKSHAY SHINDE
CHANDAN NAGAR

"LICENSOR"

Mr. Mohan N. Bhagwat
"LICENSEE"


Mr. Anil Pal

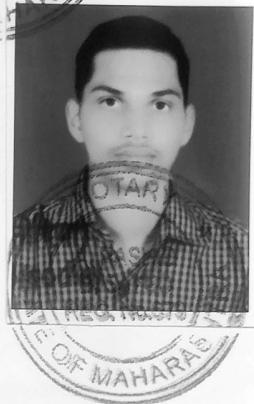




Mr. Prashant Tiwari



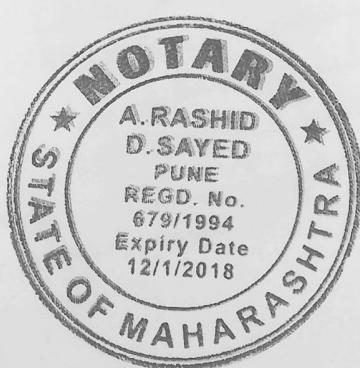
Mr. Vinay Singh



Mr. Rituraj Singh



The Parties of this agreement have agreed
that this agreement has been registered with
the concerned Sub-Registrar Office as per the
provision of the Law in due course of time



ATTESTED BY

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

- 5 JUN 2017

Noted & Registered
At.Sr.No.: 790217

