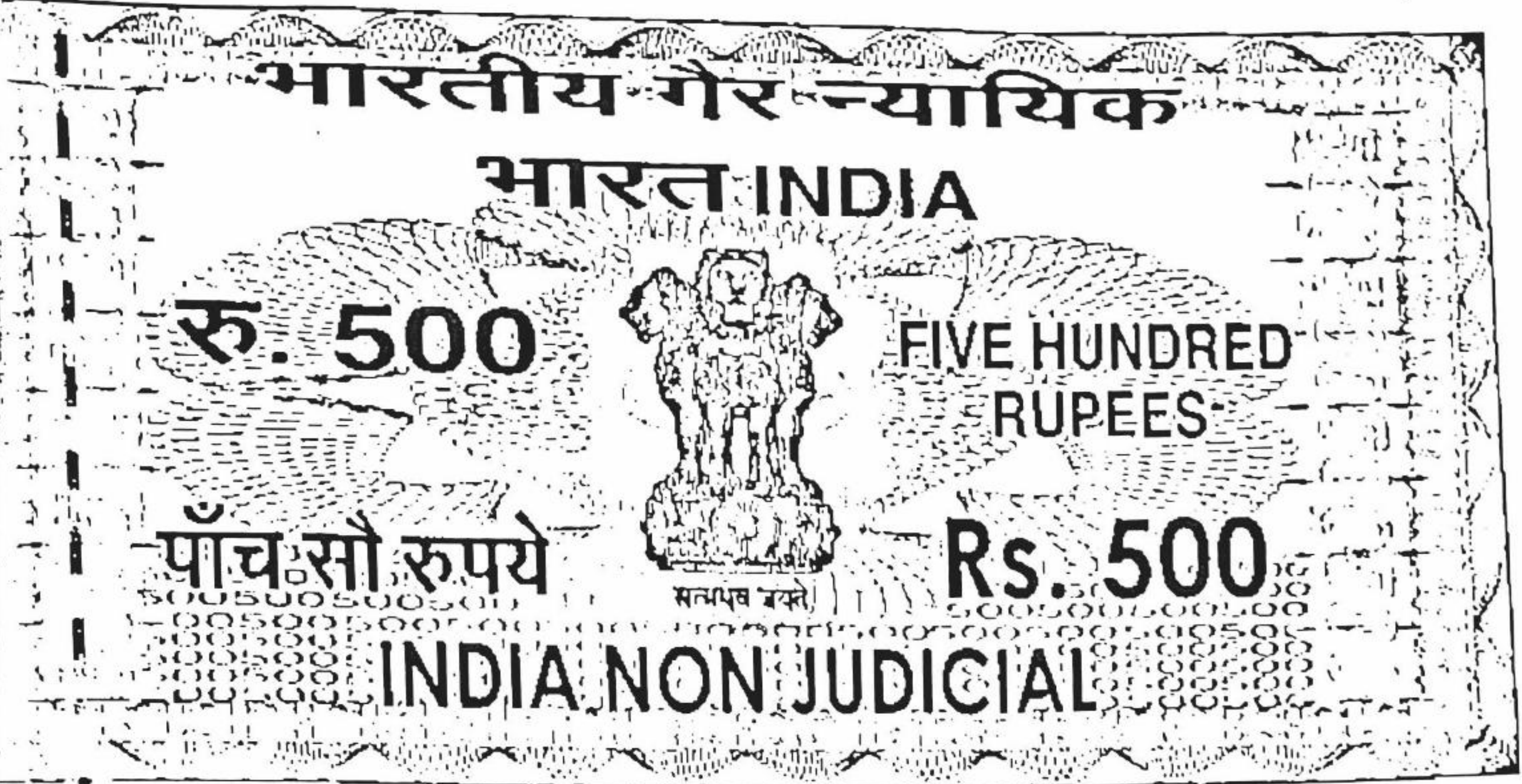


Emp Id - EH1905480
Name - Durga Prasad Kondhare

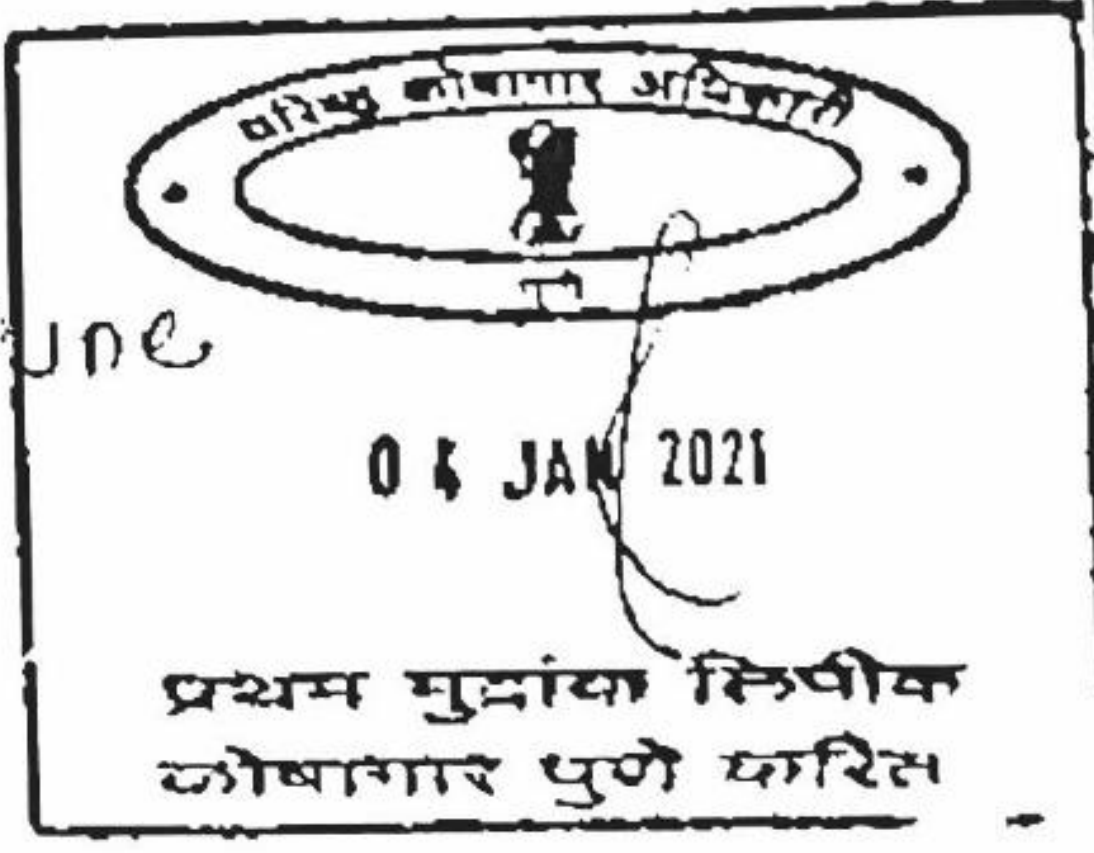


MAHARASHTRA

2020
500/-

AY 446010

Durga Prasad K. Manjari Pune
Kondarya Pedda Kondarya,
A.R.D. Syeda Pune
25032 14.5.1-2021



LEAVE AND LICENCE AGREEMENT

This Agreement of LEAVE AND LICENCE is made and executed at Pune on 9th day of month January, 2021.

Rental Agreement (2021)

BETWEEN

MR. KONDAYA PEDDA KONDAYA
AGE - 38 Years, OCCUPATION Business
Residing at Shinnath Nagar Colony No. 2, Ghorpadaon, Pune-411001

Hereinafter referred to as 'LICENSOR' (Which expression unless repugnant to the context or meaning thereof shall mean and include his/her heirs, successors, administrators, executors and assigns) of the FIRST PART.

AND

MR. DURGA PRASAD KONDYRAPU
AGE - 35 Years, OCCUPATION Service
Residing at Flat No. 102, Classic Apartment, Keshav Nagar, Manjari,
Pune-412307

Hereinafter referred to as the 'LICENSEE' of the SECOND PART (Which expression unless repugnant to the context or meaning thereof shall mean and include his/her heirs, successors, administrators, executors and assigns) of the SECOND PART

WHEREAS, the Licensor is the lawful owner of flat premises situated at Flat No. 102, Classic Apartment, Keshav Nagar, Manjari, Pune-412307, MAHARASHTRA, INDIA, hereafter referred to as the SAID PREMISES

The Licensee has approached the Licensor with request to permit him/her to use and occupy the said premises with its fixtures & fittings on LEASE AND LICENSE basis as Residential accommodation purpose for the use of the Licensee, for a period of Twenty Four (24) months. The said premises admeasuring approx. 600 Sq. Ft. consist of flat premises and fixtures & fittings

NOW THEREFORE THESE PRESENTS WITNESS THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Licensor agrees to demise up to the Licensee and the Licensee hereby accepts the said premises, with its fixtures and fittings as per Schedule 'A' attached to hold upto a period of Twenty Four (24) months with effect from 01/04/2020 to 31/03/2022 Leave and Licensee basis i.e. from the date of the Licensee has been allowed the use and occupation of the said premises
2. During the tenure of this License, the Licensee shall pay to the Licensor an amount of Rs. 14,000/- (Rupees Fourteen Thousand Only) per month in advance by cash/cheque, including the Society Charges by way of compensation and rent shall be payable every month within 1st week
3. During the term of the license hereby granted the Licensee shall keep deposited with the Licensor a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) -by cash/cheque/Transaction No. date which is paid as per the terms mentioned in the earlier agreement by way of interest free Security Deposit for due fulfillment of the terms and conditions of this agreement. The said Security deposit shall carry no interest and shall be refunded by the Licensor to the Licensee on the Licensee vacating and handing over quiet and peaceful occupation/possession of the said premises to the Licensor on the expiry of the license period or its sooner determination. The Licensor shall be entitled to deduct from the Security Deposit such amount being the amount towards the costs, damage, loss caused to the said premises e.g. painting etc. by the Licensee or his family members in occupation of the said premises towards such expenses that would be required to restore back the said premises in its original condition as on the commencement of the license
4. It is agreed by the parties that the fixtures / fittings and articles, more particularly described in the Schedule 'A' hereunder written which belong to the Licensor shall continue to remain in the said premises and the Licensor has permitted the Licensee to use the same.
5. It is agreed between the parties that at all times the judicial possession of the said premises shall be of the Licensor and the Licensor has merely granted the Licensee to make use of the said premises for the limited period only. The Licensee shall handover vacant, exclusive & peaceful possession of the said premises to the Licensor, after expiry of the License
6. It is hereby agreed between the parties hereto that if the Licensee commits any default in payment of the monthly compensation as agreed aforesaid, or nonpayment of Electric bills and Gas bills and or commits breach of any of the terms, covenants contained in the Agreement the Licensor shall be entitled to the revoke this Licensee forthwith and serve a notice of one month for vacation of the said premises to the Licensee as provided in Para 9 (d) herein



- 7 The Licensee covenant with the Licenser that the obligations hereby granted shall continue throughout the terms of this Licensee period for the proper performance of the terms and conditions of this LEAVE AND LICENSEE Agreement as follows.
- To pay MSEB charges and electricity bills as per the actual use during the period of license
 - To keep the interior of the said premises in good order and maintain it in proper condition, as they were on the day of the occupation during the License period as mentioned herein above
 - Not to make any alterations to the said premises or remove any door, window or other fixtures and fittings from it or any extension on any electric points or extension of floor / wall tiles or no fittings/ drilling of nails on walls
 - Not to assign transfer, sub-let of part with the possession of the said premises or any part thereof at any time during the continuance of the License period
 - To permit the Licenser his/her agents, to enter, inspect the said premises and fixtures, fittings after prior notice or intimation.
 - The Licensee shall use the said premises for his/her Residential purpose only and for no other purpose whatsoever
 - To deliver to the Licenser, on expiry of this License vacant exclusive and peaceful re-possession of the said premises. Any loss or damage to the said premises fixtures, fittings for which the Licensee can right be held responsible will be made good by the Licensee before handing over the possession of the said premises to the Licenser
 - On expiry of this License period or earlier, if this License is terminated and if the Licensee fails to deliver vacant and exclusive possession of the said premises along with its fixtures and fittings mentioned herein to the Licenser, the Licenser shall be entitled to be at a liberty to enter into the said premises without hindrance and obstruction and without prejudice to the Licenser rights to recover the damages from Licensee
- 8 The Licenser agrees to bear, pay and discharge other liabilities in respect of all past, present taxes, rates, cases, assessment, duties, impositions and outgoings whatsoever charged or imposed upon the said premises.
- 9 PROVIDED ALWAYS, it is hereby agreed and declared by and between the said parties as follows
- The said premises shall be used for as Residential purposes of the Licensee and his/her bonafide family members only
 - The Licensee paying the compensation hereby agreed and performing the several covenants and stipulations on his/her part contained herein shall peacefully enjoy and hold the said premises during the limited period of this Leave and License
 - On expiry of this License period of 24 Months, this Leave and License may be renewed for further it mutually agreed by the said parties.
 - Either party may terminate this Agreement by giving written NOTICE OF THIRTY (30) DAYS in advance between 1st to 5th of concerned month even before expiry of the above License period
 - That as per the provision of Section 24(2) of the said RENT ACT, the said LICENSEE shall therefore be liable to the said LICENSERS enhanced charges as per compensation of one month rent if she fails to vacate the premises on expiry of the agreement or the expiry of the notice period as the case may be, and shall be also liable for prosecution under the aforesaid provision of the MAHARASHTRA RENT CONTROL ACT, 1999, at the cost and consequence of the said LICENSEE
 - The licensee shall follow and adhere to all the rules and regulations of the society, which are, prevalent and are common to all the residents in the society complex
 - The said parties are making this Leave and License Agreement as provided in Section 24(2) of the said RENT ACT, under the MAHARASHTRA RENT CONTROL ACT, 1999. The Licensee shall never claim to be a tenant and the agreement always be treated as an Agreement of LEAVE AND LICENSE
 - If the Licensee fails to vacate the said premises within the stipulated period of the License the Licensee shall be evicted by the Licenser without recourse to the Court of Law and shall be treated as TRESPASSER further licensee shall be liable to pay per day fine in the

event of not vacating the said premises on the date of expiry or earlier determination or termination of the agreement

1. Licensor shall no more responsible for damages of belongings of the licensee cause due to fire, rain, robbery or by any such reasons. In the event of such case licensee shall be personally liable

2. In such as case of the Licensee fails to remove his/her articles and things belonging to him/her, and if they are found lying in the said premises, the liability in the manner of any damage or loss that may be caused to remove the same from the said premises will be that of the licensee

IN WITNESS WHEREOF, the parties hereto set and subscribe their respective hands on the day and year mentioned herein above.

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAME LICENSOR

KONDAYYA

LICENSOR

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED LICENSEE

Durga Prasad K/

LICENSEE

IN THE PRESENCE OF

(1) Signature
Name
Address

Sampat

Sampat Bhasale

(2) Signature
Name
Address

Mandir B. Puri

Ashish Tammalwar
Mundwa B. Pune.



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

Identified By

R. M. Singh & S.

ADV. ASHOK S. RANSINGH
M.H. BOARD, L36/450,
YEARWADA, PUNE-411006

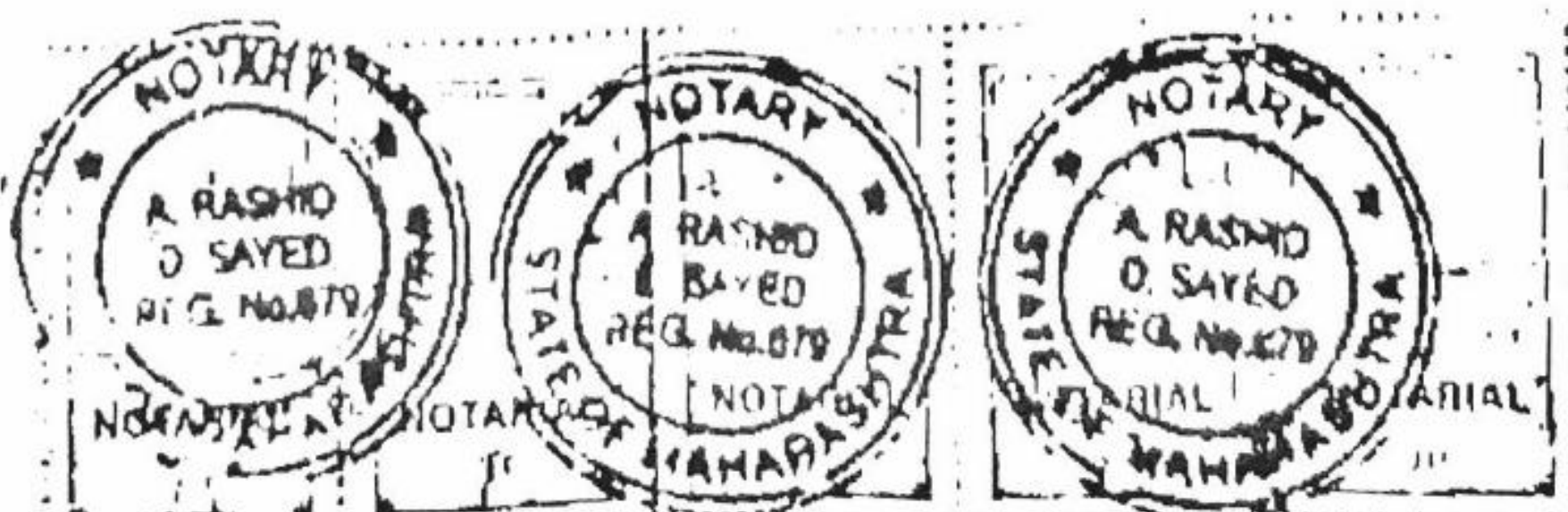


ATTESTED BY

A. RASHID D. SAYED
NOTARY, STATE OF MAHARASHTRA
PUNE.

19 JAN 2021

Noted & Registered
At Sr. No. 895/2021



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KONDAYYA PEDDA KONDAYYA
ISAKAPALLI

PEDDA KONDAYYA BALAYYA ISAKAPALLI

10/06/1982

Permanent Account Number

ACDPI0301B

KONDAYYA

Signature



27/02/06

