

15. This agreement shall be executed and registered in the sub-registry at Pune at the cost and expenses of the Licensees as to stamp duty and registration charges.

16. The terms and conditions hereof are binding on the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seats the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
By **SHRI. RAJU RAMU JADHAV**
the "Licensor" above named
in the presence of.....

1. RAHUL A. JADHAV

2. SHOBHA R. JADHAV

SIGNED, SEALED AND DELIVERED

By **Mr. Rohit Tulshiram Lashkare**

"Licensees" above named
in the presence of.....

1. JANHAVI RAJU JADHAV

2. RAJESH RAGHUNATH DAUNDKAR



सदरमे दस्त ४ महिन्याच्या आल
मौदवून घेण्याची जबाबदारी लिहून
इंगार व घेणान वयो आहे
४ त्यांना समजावून राखिले आहे

7 JAN 2020

ATTESTED

Miss. K. D. Gidwani
Notary
Govt. of India



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. The Licensors hereby grant Leave and License to the Licensee's to use and occupy the said Premises for the period of 36 Months, commencing from 1st January, 2020 for the purpose of his residence.
2. The Licensees shall pay to the Licensors a sum of Rs.10,000/- (**Rupees Ten Thousand Only**) per month as and by way of compensation or License fee for the permission to use and occupy the premises which shall be paid in advance on or before 5th day of each calendar month.
3. The Licensees shall pay a sum of Rs.50,000/- (**Rupees Fifty Thousand Only**) as and by way of Security Deposit to the Licensors which shall be returned to the Licensees upon the expiry of the period of License, without any interest.
4. It is hereby agreed between the parties hereto that besides the License Fee, the Licensees shall be liable to bear and pay the amounts of charges required to be paid for the Electricity and/or water and/or Gas that would be consumed by him in or about the said premises.
5. It is hereby specifically agreed between the parties hereto that the License fee/compensation payable to the Licensors shall be inclusive of Municipal Taxes and/or any charges those would be payable to society and/or the Municipal, Planning Authority such as Pune Municipal Corporation. The monthly License fee payable for each of the 36 months as aforesaid shall be paid in advance on or before fifth day of respective calendar month.
6. It is agreed by and between the parties that if the Licensees commit default in regular and punctual payment of monthly compensation or any other charges as heretofore stated or commits breach of any of the terms, conditions and/or covenants of this Agreement or if any legislation prohibiting or restricting Leave and License is imposed or impending, the Licensors shall be entitled to revoke the Leave and



श्री महाल याचली
श्री कलुवा पोखरी

अमरावत कलुवा

महालयाचली महाल
श्री/श्री. जाधव

महालयाचली महाल
महालयाचली महाल
महालयाचली महाल

महालयाचली महाल



21/12/2018

सूची क्र.2

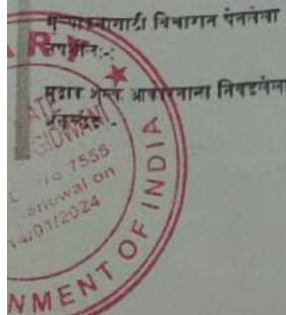
दस्तावेज क्र. : महालयाचली 21
दस्तावेज क्र. : 22524/2018
महालयाचली
Regn 63m

महालयाचली महाल

- (1) महालयाचली महाल
- (2) महालयाचली महाल
- (3) महालयाचली महाल
- (4) महालयाचली महाल
- (5) महालयाचली महाल
- (6) महालयाचली महाल
- (7) महालयाचली महाल
- (8) महालयाचली महाल
- (9) महालयाचली महाल
- (10) महालयाचली महाल
- (11) महालयाचली महाल
- (12) महालयाचली महाल
- (13) महालयाचली महाल
- (14) महालयाचली महाल



- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल
- 1) महालयाचली महाल



(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Scanned by CamScanner



महाराष्ट्र MAHARASHTRA

© 2019 ©

AU 620824

अनु.क्र. 38689 28192106 मु.मु.रकम. 500/-

दस्तावा प्रकार क२२२०००

दस्त नोंदणी करणार असेल का? होय/नाही.

विकसतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव राजा जाधव

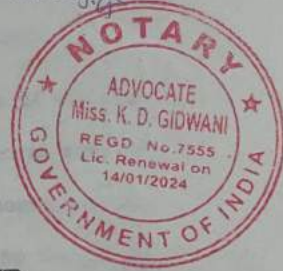
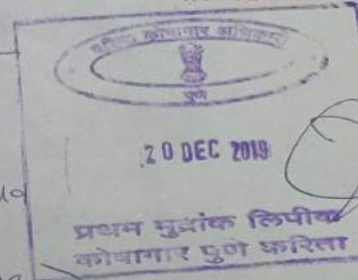
पत्ता २२, २०२००

दुसऱ्या पक्षाकराचे नांव राधिका तुळशीराम भाकर

हस्ते व्यवहारीचे नांव व पत्ता २२, २०२००, २२, २०२००

मुद्रांक विकत घेणाऱ्याची सही २२, २०२००

मुद्रांक विकत घेणाऱ्याची सही २२, २०२००



AGREEMENT OF LEAVE AND LICENCE

OF RESIDENTIAL PREMISES

THIS AGREEMENT made and entered into at Pune this 01st day of

January, 2020

7 JAN 2020

License forthwith and such revocation being notified to the Licensees in writing, the Licensees shall within seven days from receipt of the date of such notice revoking the license, addressed to them at the said premises remove themselves from the said premises alongwith all goods, articles and thing/s belonging to them and lying and being in the premises.

7. If the Licensees fails to comply with any such Notice/s, they shall be deemed to be the trespassers and shall be liable to be evicted from the premises without requiring the Licensors to take recourse to a Court of Law and/or without being in any manner liable or responsible for any damage or loss that may be caused (to the Licensees).
8. It is hereby expressly agreed and declared that the Licensees shall use and occupy the said premises only as a Licensees and shall not have any other interest in the said premises or any part thereof and shall not claim any right whatsoever in respect of the said premises or any part thereof by way of tenancy, sub-tenancy or otherwise howsoever.
9. This License is personal to the Licensees and they shall not under any circumstances transfer wholly or partly the benefit of the License to any other person.
10. The Licensees shall not use premises or any portion thereof for any other purpose other than that for which the License is granted.



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. The Licensors hereby grant Leave and License to the Licensee's to use and occupy the said Premises for the period of **36 Months**, commencing from **1st January, 2020** for the purpose of his residence.
2. The Licensees shall pay to the Licensors a sum of **Rs.10,000/- (Rupees Ten Thousand Only)** per month as and by way of compensation or License fee for the permission to use and occupy the premises which shall be paid in advance on or before **5th** day of each calendar month.
3. The Licensees shall pay a sum of **Rs.50,000/- (Rupees Fifty Thousand Only)** as and by way of Security Deposit to the Licensors which shall be returned to the Licensees upon the expiry of the period of License, without any interest.
4. It is hereby agreed between the parties hereto that besides the License Fee, the Licensees shall be liable to bear and pay the amounts of charges required to be paid for the Electricity and/or water and/or Gas that would be consumed by him in or about the said premises.
5. It is hereby specifically agreed between the parties hereto that the License fee/compensation payable to the Licensors shall be inclusive of Municipal Taxes and/or any charges those would be payable to society and/or the Municipal, Planning Authority such as Pune Municipal Corporation. The monthly License fee payable for each of the **36 months** as aforesaid shall be paid in advance on or before fifth day of respective calendar month.
6. It is agreed by and between the parties that if the Licensees commit default in regular and punctual payment of monthly compensation or any other charges as heretofore stated or commits breach of any of the terms, conditions and/or covenants of this Agreement or if any legislation prohibiting or restricting Leave and License is imposed or impending, the Licensors shall be entitled to revoke the Leave and

BETWEEN

SHRI. RAJU RAMU JADHAV

Age:-51 years, Occupation: Business
residing at 401, Maitri Adinarayan CHS.,
Chiplunkar Rd, Dombivli(E) 421201

hereinafter called "**THE LICENSORS**" of the **FIRST PART**.

AND

Mr. Rohit Tulshiram Lashkare

Age:-29 years, Occupation: Service
residing at
Gavthan, A/P. Goregaon, Tal - Parner
Dist. Ahmednagar - 414103

hereinafter called "**THE LICENSEES**" of the **SECOND PART**.

WHEREAS :-

1. The Licensors abovenamed are the owners of the residential premises viz.
Flat bearing No: B-10, admeasuring about 750.00 Sq.ft. on the Second floor of
Wing - B, in the building known as Chanakya Society that has been built on
the land comprising of C.T.S. No. 978, Final Plot No. 411, Situated at Model
Colony Shivajinagar, Taluka - Haveli, District - Pune within the limits of Pune
Municipal Corporation (hereinafter referred to as "**said premises**").

The Licensors abovenamed have not started the use of the said
premises for their residential and those are still vacant and the
Licensees, therefore, requested the Licensors to allow them to use and
occupy the said premises on Leave and License basis for the period
from **1st January 2020 TO 31ST December 2022** for the purpose of his
residence or accommodation.

3. The Licensors found the offer made by the Licensees (in terms of
License Fee/Rent/Compensation) reasonable and have agreed to allow
the Licensees to use and occupy the said premises for a period of
Three Years on the terms and conditions hereinafter mentioned.

11. The Licensees hereby agree and undertake to ensure that by virtue of their use or occupation of the said premises under these presents, they shall not damage or cause or suffer to be damaged the said premises or cause any act of waste therein or otherwise act in any way prejudicial to interest, rights of the Licensors (in the said premises).
12. It is specifically agreed that the above said Security Deposit is kept with the Licensors for the proper performance by the Licensees of the terms of this Leave and License and it shall be refunded without any interest after deducting therefrom such amount as may be due to the Licensors by way of arrears of compensation, for the loss and/or damage of any kind to the said premises.
13. The period of License, if the Agreement is not revoked prematurely, shall come to an end on 31st December 2022 and the Licensees shall not be entitled to get the period extended as of right and the Licensors alone shall be, in their discretion, entitled to extend the period on such terms, conditions and for such increase in compensation as they deem fit and proper and such extension only if it is in writing. In other words, if the new proper agreement for extending the period is not executed and registered, the period of License cannot be said to have been extended or renewed.
14. It is specifically agreed and reiterated that the Licensees have been put in possession of the said premises for the aforesaid period of 36 months merely as Licensees and the Licensees shall not object and/or dispute any of the terms and/or conditions, including the area of the said premises, in any manner at any time in future for any purpose. Before entering into an Agreement, the Licensees have got all the things, such as area of the said premises, title of the Licensors to the said premises etc., confirmed/verified and shall not create any disputes in that behalf.

