



महाराष्ट्र MAHARASHTRA

2019

VL 910759

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८००००२३

30 JUL 2019

सिद्धम अधिकारी

श्री. सती. आंबेकर



"LEAVE AND LICENCE AGREEMENT"

Articles of leave and Licensee agreement of an Eleven (11) months,
made & entered into at Ambernath, Dist - Thane. on This **09/08/ 2019.**

BETWEEN



Pushpan Khanelani

MR. NARENDRA RAO, adult aged about - **63** Years, Occupation: **SERVICE**, Residing at - **Shubhada Apartment, Flat No. 102, 1st Floor, Navre Nagar, B Cabin Road, Ambernath(E), Tal- Ambernath, Dist- Thane.** hereinafter referred to as the "**LICENSOR**".

A N D :- MR. PUSHPAK KUMAR KHANDAI, Adult, Aged about - **31** years, Occupation : **Service**, Residing at : **Shubhada Apartment, Flat No. 203, 2nd Floor, Navre Nagar, B Cabin Road, Ambernath(E), Tal- Ambernath, Dist- Thane.** hereinafter referred to as the "**LICENSEE**"(the parties unless repugnant to the context or meaning shall include their respective heirs, legal heirs, executors, successors, attorneys, representatives, administrators and assigns).

WHEREAS the Licensor is well seized, **Shubhada Apartment, Flat No. 102, 1st Floor, Navre Nagar, B Cabin Road, Ambernath(E), Taluka : Ambernath, Dist - Thane. Admesuret - 950 sqf.** possessed and absolute owner of the Flat being situated dully fitted with separate electric meter connection hereinafter referred to as the "**SAID FLAT**".

AND WHEREAS the Licensee was in much need of the above said Flat for accommodation purpose, so he approached and requested to the Licensor that let and occupy the aforesaid Flat on leave and licensee agreement basis for the period of an Eleven (11) months only, upon the request of the Licensee the Licensor also agreed for the same on the following terms and conditions, which are reduced writing as under :

NOW THIS INDENTURE WITNESSETH AS UNDER AND UPON CERTAIN TERMS AND CONDITIONS.....

- 1) That the leave and licensee agreement for the above mentioned Flat is purely on temporary basis for the period of an Eleven (11) months only.
- 2) The leave and licensee agreement will commence from dated **01/07/2019** And the said agreement will automatically expires on dated **30/ 06/2020**.
- 3) The Licensor also agreed to have received amount of **Rs. 50,000/- (Rupees Fifty Thousand only)** in Cash, From the Licensee being the Security Deposit Amount.

Pushpak Khandai

- 4) The above said amount Shall be refunded/returned at the time and date of expiry date of this agreement and the said amount does not carry any type of interest/benefit.
- 5) The Licensee shall pay monthly compensation amount of **Rs. 7500/- (Rupees Seven Thousand Five Hundred Only)** inclusive of month maintenance Charges. Property Tax, Non Occupation Charges, per month to the Licensor for the use and occupation of the said Flat to be paid on or before 10th Day of every month, without fail Society maintenance charges pay by Licensor, of the said Flat. Society maintenance charges pay by Licensor, of the said Flat.
- 6) Electricity charges (Bills) pay by Licensee as per meter consumption and used by her in the said Flat.
- 7) The Parties hereto shall be at liberty to determine this agreement before date of expiry of this agreement, by giving **One Month's Notice** in writing to the other party.
- 8) The Licensee has to maintain the said Flat neat and good condition.
- 9) The Licensee has not to let, sub - let, or transfer the said Flat to the other person name.
- 10) The Licensee will use the said Flat only for the purpose of residence, without doing any illegal and immoral activity. And will not storage any explosive or unlawful articles/goods in the said Flat.
- 11) The above terms and conditions shall be binding on the both part of parties, their nominees, relatives and the concerned people any will be abide their parties.
- 12) The Licensor is at liberty to inspect the Examine the said Flat as and when he deems fit and proper then the Licensee has no objection for the same.

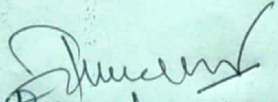
Justpaul Chandrai



- 13) The Licensor shall be at liberty to deduct any amount from the said deposit to appropriate any dues such as monthly compensation, or compensation for the damages cause by the Licensee to the said Flat or any part thereof.
- 14) At the expiry of this agreement the Licensee has to vacate and hand over the possession peacefully of the said Flat to the Licensor.
- 15) The Licensor has no objection to take Gas connection Connection at above mentioned address to the Licensee.

IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR
RESPECTIVE HANDS ON 09/08/2019 YEAR MENTIONED
HEREINABOVE.

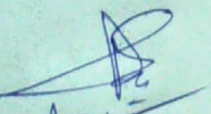
WITNESS.

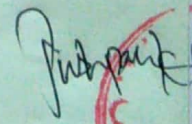

1) Pramod Kumbhar
Flat No - 103
Shubhada Appt.
Navare Nagar.

SIGNATURES


(MR. NARENDRA RAO)
"LICENSOR"




2) Adit Verma Flat NO-302
Shubhada Appt.


(MR. . PUSHPAK KUMAR KHANDAI)
"LICENSEE"



ATTESTED BY ME


G. Z. BADOLE
B.A.L.L.B.
NOTARY
MUMBAI & THANE DIST.

