

c) SOCIETY'S / ASSOCIATION'S COMMON MAINTENANCE CHARGES :

That the Licensee shall pay the Society's / Association's Common Maintenance charges towards Common lighting, sweeping, security, water pumping, bore-well maintenance, parking etc.

4 PERIOD:

That the Lease & License Agreement is granted for a period of Eleven (11) months commencing from the 15th day of July, 2022 to 14th June 2023.

5 RENEWAL OPTION :

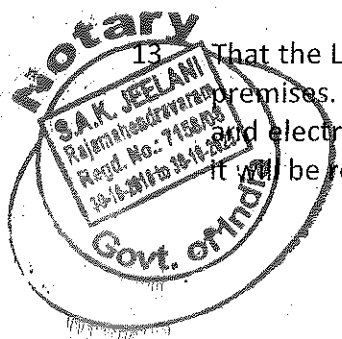
Licensor and Licensee shall have an option to renew this agreement further with mutual consent. And if this agreement were renewed further the Licensee fee will be increased by 5 % cumulatively..

6 NOTICE PERIOD :

One (1) month notice from either side in writing communicated by regd post A. D. / courier/ whatsapp on the contact address/number mentioned hereinabove will be sufficient to terminate this Agreement, and on such termination, the Licensee will hand over the vacant possession of premises back to the Licensor.

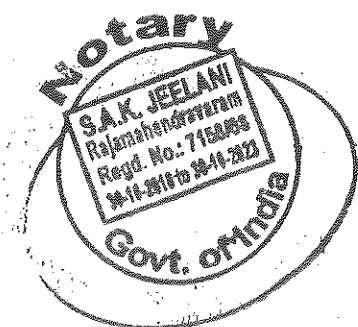
- 7 That the Licensee shall not sub-license, assign or sublet the part or whole of the said premises to anybody during the License period.
- 8 That the Licensee shall not carry out any structural additions to the building layout, fittings or fixtures.
- 9 The Licensee shall not keep any hazardous items goods etc. in the said premises which is prohibited by the law.
- 10 The Licensee shall not carry out any antisocial activity prohibited under the prevailing Act of law.
- 11 That the licensee shall not create any nuisance annoyance or hindrance in the said premises or its surrounding neighborhood and the Society / Association's rules and regulations will be binding to the Licensee and its occupant.
- 12 That the Licensee shall permit the Licensor / his agent to enter upon the described premises for inspection and carry out repairs etc. as and when necessary on time suitable to both the licensor and licensee.

- 13 That the Licensee shall bear the current day-to-day minor repairs and maintenance to the said premises. When the licensor shall take possession back on that time premises and its furniture and electrical fixtures etc. should be in good and working condition. If any damage is observed it will be repaired and the amount will be deducted from the security deposit.



S.A.K. JEELANI
Advocate & Notary
D. No. 28-21-3, Jampeta Market,
RAJAMAHENDRAVARAM-3, E.G.D.L.(A.P.)
Cell : 98491 85001

- 14 That Licensee fails to comply on any of the terms mentioned in this Agreement, Licensors shall have the right to terminate this Agreement by giving one month's notice to the Licensee and the Licensee shall be liable to hand over the vacant and peaceful possession back to the Licensors.
- 15 It being the express intention of both the parties that this is purely a Leave & License agreement and nothing herein contained shall constitute any tenancy or sub tenancy between the Licensors and the Licensee.
- 16 That the original copy of this agreement will be retained by the Licensors and a Duplicate copy on a non judicial stamp paper will be retained by the Licensee.
- 17 That the Licensors hereby warrants to the Licensee that he / she is the member of the said society / Association and is entitled to enter into and execute this Agreement. The Licensors further warrants that there are no outstanding payments or taxes required to be made to the Society / Association or to anybody or authority or any proceedings pending in connection with the ownership or otherwise of the said premises.
- 18 Upon the expiry of the initial term and if renewed, upon expiry of renewed term or sooner determination of this Agreement or the renewed term the Licensee shall deliver vacant possession of the said premises by removing all his own belongings and physically hand over the said premises to the Licensors and clear all the dues payable as per this Agreement. After taking the possession of the said premises satisfactorily, the licensors will refund the deposit to the licensee immediately.
- 19 The terms of this Agreement shall not be altered or added to nor shall anything be omitted from this Agreement except by means of an Agreement in writing duly signed by the parties hereto. The Licensee shall not be entitled to any further renewal for any other reason whatsoever.
- 20 The Licensors shall hereby deliver the said premises to the Licensee complete in all respects duly cleaned & repaired with electrical fittings, like () Fans, () Tube lights and a water connection. And he/she/they also agree(s) that the Licensee paying the License Fees hereby (reserved and performing the conditions herein contained) shall peacefully and quietly possess and enjoy the said premises during the currency of the Agreement without interruption or disturbance by the Licensors.
- 21 Licensee is not liable for any damage to the premises on account of natural calamities.
- 22 In case of any dispute, all claims will be settled in the court of the Ahmedabad Jurisdiction only.



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23 The licensees shall use and occupy the said premises as licensee and shall not claim any interest or any nature, what so ever in the said premises and never to file any type of litigation before the court of law.

Electricity Meter service no.:-
possession.

and Meter Reading: -
003863

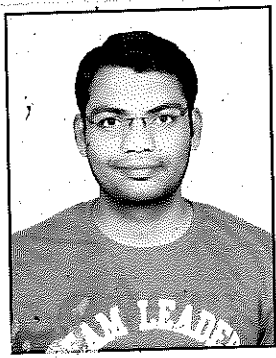
at the date of
13/07/2022


LPG Meter No.
possession.

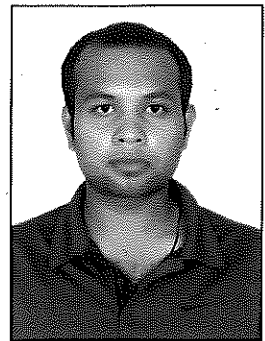
and Meter Reading
000000031

at the date of
13/07/2022

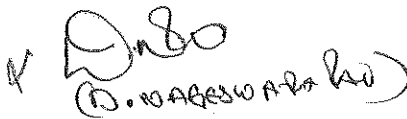
IN WITNESS WHERE OF THE LICENSOR AND THE LICENSEE HAVE HERETO SET THEIR HANDS IN THE DAY AND YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF ALMIGHTY GOD.




Nilesh Jain
LICENSOR




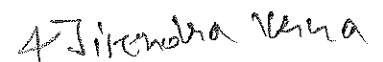

Piyush Kumar
LICENSEE


(D. NAGESWARA RAO)

WITNESS




S.A.K. JEELANI
Advocate & Notary
D. No. 28-21-3, Jampeta Market,
RAJAMAHENDRAVARAM-3. E.G.D.I.A.P.
Cell : 98491 95091



Jitendra Vena

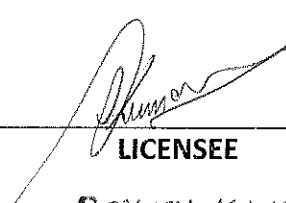
WITNESS


ANNEXURE (A)

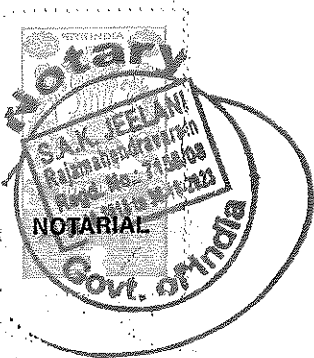
The following fixtures, fitting and Amenities are provided as on 15th day July , 2022. At :- :- D/404 , Sampad Woods, opp Dev Tranquil, Koteswar Road ,Ahmedabad, Gujarat, 382428 In good and working condition. We (the Licensee) also agree to return them in the same condition (normal wear and tear excepted) at the time of vacating the above mentioned premises.

Sr. No.	Particulars	Quantity
1.	Ceiling Fan	5
2.	Tube-light	4
3.	Curtain Rod	All window
4.	Kitchen Modular with service platform	1
5.	Wooden Wardrobe	1
6.	Ceiling lights	8
7.	Light bulb	5
8.		
9.		
10.		
11.		
12.		
13.		


 LICENSOR
 NILESH JAIN


 LICENSEE
 PIYUSH KUMAR


 S.A.K. JEELANI
 Advocate & Notary
 D. No. 28-21-3, Jampeta Market,
 RAJAMAHENDRAVARAM-3, E.G.D.I.A.P.
 Cell : 98491 85001



To
Union Bank of India
Zonal Office Ahmedabad

OFFER OF PREMISES BY HOUSE OWNER

I wish to offer my premises on lease to Union Bank of India **Shri Piyush Kumar, Add : . 5 Shanti Nagar , Near MDS School Sec-3 Udaipur Rajasthan** on the following terms and conditions.

01	Name Address of Landlord	MR. NILESH JAIN, Residing at:- Btm No B-1-L1
		ONGC Colony, RSB Complex, Rajamahendravaram East Godavari, Andhra Pradesh 533106
02	Location of Premises	D.404, Sampal Woods, Opp Rev Tranquil / Koteswari Road
03	Description of Premises	Tenement House
04	Carpet Area	580 Sq Ft
05	Monthly Rent	21350/-
06	Water Electricity Bills	Charges to borne by occupant as per consumption and Demand
07	Tenancy	11 Month
08	Whitewashing / Painting & Repairing	To be borne by Owner
09	Date of Possession	15-July-2022
10	Municipal Taxes	To by borne by Owner
11	Any Other Information	NIL

Yours faithfully

Date . 20/July/2022
Place:

Shri/Smt. _____



NILESH JAIN
+91 8332997332



ICICI Bank
RAJAHMUNDY Branch
Jupudi Complex, Kumari Tikes Road, T. Nagar, Rajahmundry - 533 101.
RTGS / NEFT / IFS Code : ICIC0006315

VALID FOR THREE MONTHS ONLY

D	D	M	M	Y	Y	Y	Y	Y	Y

Pay

Or Bearer

Rupees रुपये

या धारक को

₹ अदा करें।

A/c No.
खाता नं.

631501532055

VISA CARD

81-SBKIT

CBS

PERSONAL BANKING - NEW SAVINGS ACCOUNT
000552X631501532055000592X631501532055000592X631501532055
Payable at par at all branches of ICICI Bank Limited in India



[Signature]

NILESH JAIN

Please sign above

⑈000552⑈ 533229⑈02⑈ 532055⑈ 3⑈