



RG. SERIAL No. 21
DATE 03.07.2021
BOOK No. 4
PAGE No. 5
DARPA A. PATEL
NOTARY
GOVT. OF INDIA
03.07.2021

LEAVE & LICENSE AGREEMENT

THIS AGREEMENT OF 'LEAVE AND LICENSE' made at Ahmedabad
Between **PATEL TWINKLE BALDEVBHAI** (having contact address at)
12, ALKAPURI ROW HOUSE, NEAR WATER TANK, GHATLODIA,
AHMEDABAD 380061 (M) 8128986187, 8128984766 (Hereinafter called
the 'LICENSOR' which expression shall include heirs, successors,
executors, administrators, legal representatives and assignees) of the
ONE PART.

AND

T.B. Patel

Arce

THE MARCOO NAGRIK
CO-OP BANK LTD
"MARCOO BANK BHAVAN"
GURUKUL ROAD
AHMEDABAD - 380 014
GID/SOS/ADTH/AV/359/2013
25844 SPL ADH 111762 JUN 30 2021
R0000300/-PB7235
STAMP DUTY GUJARAT



(2)

ASHOKE KUMAR MONDAL (L&T COMPANY FAMILY) (having contact address at) S/O. SUDHANSHU SEKHAR MONDAL, VILLAGE BARABAI, POST OFFICE RANIPUR, NIDHIRAMPUR, GANGAJALGHATI, BANKURA, GANGAJALGHATI, WEST BENGAL-722133 (M) 9079400722 (Hereinafter called the 'LICENSEE' which expression shall include heirs, successors, executors, administrators, legal representatives) of the OTHER PART.

Whereas Licenser owns premises located at **FLAT NO. D-201, STANZA, NEAR CLUB-07 ROAD, SHELA, AHMEDABAD-380058** Comprising of 3 BHK Premises (Hereinafter referred as Licensed Premises) Licenser allows to use premises for Family Residence Use. **NOW THE DEED WITNESSETH AS FOLLOWS :**

1. LICENCE FEE :

That Licensee has agreed to pay to the Licenser a Licence fee of **Rs. 14000/- (Rupees Fourteen Thousand Only)** per month payable in ADVANCE between 5 to 10th day of each English Calender Month. One Advance License Fee Rs. 14000 paid by Cheque No. Date Bank

2. SECURITY DEPOSIT :

Licensee has paid to Licenser a non interest bearing security deposit **Rs. 28000/- (Rupees Twenty Eight Thousand Only)** which will be refunded by Licenser against vacating the premises, clearing all outstandings towards Electricity, etc whichever applicable as per the Agreement and producing copy of payment made to the Licenser. Deposit Rs. 28000/- paid by Cheque No. Date Bank

3. ELECTRICITY CHARGES / ADANI GAS LINE :

That Licensee will pay Electricity Charges and Adani Gas Line directly to concerned authority which is **Exclusive** of Licence fee. Meter Service No. Reading

A. COMMON MAINTENANCE CHARGES / PROPERTY TAX :

That Licenser shall pay the Society Common maintenance charges and Property Tax Bill which will be **Inclusive** of Licence fee.

4. AGREEMENT PERIOD :

That the Leave & Licence Agreement is granted for a period of **11 Months** commencing from **5 JULY 2021** and expiring on **4 JUNE 2022** inclusive of both days.

T.B. Patel

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(5)

IN WITNESS where of the Licensor and the Licensee have hereto set their hands willingly without any force, coercion in the day and year first written above at Ahmedabad, which shall be binding to both the parties.
Date : 30-06-2020 at Ahmedabad.

SIGNED & DELIVERED BY LICENSOR

T. B. Patel

PATEL TWINKLE BALDEVBHAI



SIGNED & DELIVERED BY LICENSEE

Ashoke Kumar Mondal

ASHOKE KUMAR MONDAL



In Presence of Witness

1. *Bhuvan*

2. _____

SIGNED
BEFORE ME

Darpan A. Patel
31/7/21
DARPAN A. PATEL
NOTARY
GOVT. OF INDIA
03.07.2021

