



महाराष्ट्र MAHARASHTRA

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BU 234593

म. नं. १२९६ मग/२०२३ मु. शु. रकम १०००/-

दस्तावेज प्रकार: कुरावना

दस्ता नोंदणी करणार कोर्टात का ? होय/नाही.

मिळकतीची मर्यादा

मुद्रांक दिवस येवयाचा आहे: २०/०१/२०२३

पक्षा

पुस्तक मालकाचे नांव

हस्त लेखणीचे नांव व पत्ता

*[Signature]*

मुद्रांक दिवस येवयाचा आहे

सौ. जयश्री मिलिंद बेळकर

पत्ता नं. २२०१०११

४२५ ब, शनिवार पेठ पुणे-३



10 JAN 2023

प्रथम मुद्रांक लिपीक कोबागार पुणे करिता

ज्या कारणासाठी ज्यांनी मद्रांक घेतले तेला त्यांनी त्याच कारणासाठी मद्रांक घेवेची केल्यापासुन ६ माहिन्यात वापरणे बंधनकारक आहे.

### !! LEAVE AND LICENSE AGREEMENT!!

THIS DEED OF LEAVE AND LICENSE IS MADE  
AND EXECUTED AT PUNE ON THIS 3<sup>rd</sup> DAY OF Jan,  
2023.

**BETWEEN**

**MRS. ANUSAYA GOVIND MHASKE**

Age: 80 years, Occ: Service,  
Presently R/at: Flat No. B-17,  
Anand Shri Society, Ganeshnagar,  
Wadgaonsheri, Pune - 411014  
PAN- CYDPM1105M  
UID- 8309 2056 4245

Hereinafter referred as the "**Said Licensor**"

(Which expression shall mean and include his/her/their  
heirs, executors, representatives, assigns, etc.)

---- **Party of the First Part.**

**AND**

**MR. SHUBHAM DILIP MHASKE**

Age: 28 years, Occ: Service,  
Presently R/at: Flat No. B-17,  
Anand Shri Society, Ganeshnagar,  
Wadgaonsheri, Pune - 411014  
PAN- EAIPM2890E  
UID- 5221 2758 8019

Hereinafter referred as the "**Said Licensee**"

(Which expression shall mean and include his/her/their  
heirs, executors, representatives, assigns, etc.)

---- **Party of the Second Part.**



**AND WHEREAS** the Licensor is the Owner/Possessor of the property bearing Flat No. B-17, (1BHK) area admeasuring 510 sq.ft. in AnandShree Co-op Hsg. Society Ltd., Ganeshnagar, Wadgaonsheri, Pune (hereinafter referred to as the "**Said Premises**").

**AND WHEREAS** the Licensee has approached the Licensor with a request to allow the Licensee to temporarily occupy and use the said premises for residential purpose on Leave and License basis.

**AND WHEREAS** the Licensor has agreed to grant Leave and License to the Licensee to occupy and use the said premises mentioned below on the following terms and conditions:-

**NOW THEREFORE THIS DEED WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES IS AS UNDER:**

**1) GRANT OF LICENSE:**

The Licensor hereby permits and grants license and the Licensee hereby accept to use the said Premises for residential purpose for a term of 11 months i.e. from 01/05/2022 to 31/03/2023 on Leave and License basis.

**2) LICENSE CHARGES:**

The Licensee shall pay license charges of an amount of **Rs. 19,000/- (Rupees Nineteen Thousands Only)** per month to the Licensor as License fees for the use of the said Premises for a period of 11

months during the above period. The Licensee shall pay the license on or before 5<sup>th</sup> day of every month.

**3) SECURITY DEPOSIT:**

The Licensee has paid an amount of Rs. 30,000/- (Rupees Thirty Thousand Only) to the Licensor, interest free security deposit towards the grant of the license and it is refundable.

**4) MAINTENANCE:**

The Licensee shall keep the said Premises in good tenantable condition and shall not use the same for any other purpose other than their business.

**5) RIGHT OF THE LICENSOR:**

The Licensor shall be entitled to enter into the said Premises at any time and the Licensee shall not object or obstruct the Licensor or his agent, servants from entering into the said Premises. It is agreed that the possession for all the purposes shall always rest with the Licensor and the Licensee is only entitled to enter upon the said Premises and to the use of the said Premises.

**6) ELECTRICITY CHARGES:**

The Licensee shall be liable to pay the electricity charges as may occur from time to time. If the Licensee fails to pay the above said charges then the Licensor shall be entitled to deduct the said charges from the amount of security deposit kept with the Licensor.

**7) TAXES:**

The Licenser shall pay the property tax only.

**8) IMPROVEMENTS/CHANGES:**

The Licensee shall be liable to rectify and repair the said Premises in case of any damage caused to the said Premises due to the acts of the Licensee and in case the Licensee fails to do the same, Licenser shall be entitled to deduct the amount from security deposit.

If the Licensee intends to make any improvements in the said Premises or party thereof, in any manner whatsoever, or permit the same to be used by any other person.

**9) LICENSEE NOT ENTITLED TO ASSIGN:**

The Licensee shall not assign, transfer or sublet the said Premises or any part thereof, in any manner whatsoever at any time during continuance of this agreement.

**10) NUISANCES AND ANNOYANCE:**

The Licensee shall not do or cause to do or permit to do any act which would amount to nuisance or annoyance to the neighboring occupiers and shall not do or permit to do any immoral acts in the said Premises and shall not do any act, deed or thing whereby the Licenser suffers any loss or damage or which may cause disturbance to the Licenser or to the neighbouring occupiers.



**11) LICENSOR ENTITLED TO ENTER PREMISES:**

The Licensor with reasonable notice and during working hours shall be entitled, to enter into the said premises and the Licensee shall not object or obstruct the Licensor from entering into the said premises.

**12) LICENSOR ENTITLED TO TERMINATE:**

The Licensor is entitled to terminate the license of the Licensee by giving notice if he commits any breach of terms or conditions of this agreement and the agreement shall stand to be cancelled when the notice is received by the Licensee.

**13) LICENSEE ENTITLED TO VACATE:**

That the license period under this Agreement is for 11 months only, however, if the Licensees desired to vacate the said premises before expiration of the license period, the Licensees should give 1 month's notice in writing to the Licensor. Similarly, if the Licensor desires to terminate this Agreement before the expiration of the license period, they should give 1 months notice in writing to the Licensees.

**14) TRIBUNAL:**

If the Licensee fails to quit or vacate the said Premises, then the Licensor shall be entitled to take legal action against the Licensee in the appropriate court of law.

**15) REFUND OF SECURITY DEPOSIT:**

The Licensor shall refund the Security Deposit subject to deductions of arrears herein, of the Licensee on expiry of the license period on or before termination of this agreement.

**16) LICENSEE IS NOT A TENANT:**

It is clearly understood between the parties to this deed that no relationship of landlord and tenant exists between them and that the Licensor has not granted tenancy rights in the said premises to the Licensee by this deed. The Licensee shall not make any claim of tenancy in the premises.

- 17) After the expiry of the said license period, the Licensee and Licensor will mutually decide to renew the said the license for further period.

**IN WITNESS WHEREOF BOTH THE PARTIES  
HERETO HAVE SIGNED HEREUNDER ON THE  
AFORESAID DATE AT PUNE.**

**Witnesses:-**

1. Sign:

Name: Dilip Mhaske

Address: Wadgaonshori



**MR. SHUBHAM DILIP MHASKE**  
**(Licensee)**

2. Sign: D.D. Mhaske

Name: Deepali Mhaske

Address: Wadgaonsheri

37340



**MRS. ANUSAYA GOVIND MHASKE**

**(Licensor)**