



महाराष्ट्र MAHARASHTRA

● 2018 ●

AR 381656

५०० कांगोसाठी ज्यांनी मुद्रांक खरेदी केला आहे त्यांनी त्याच कारणासाठी
तो स्टॅम्प ह महिनावध्या आत वापर करावंचा आहे.

दस्तावेजातर/ अद्युचित ग्रमांक :

दस्तावेजी करावार आहेत का :

नोंदवणी ह गोर असलेलास दुष्क्रम निर्देशक कार्यालयाचे नाव :

मिळकलातीचे कार्यालय

मुद्रांक निकाल देण्याची घटना या पत्रात :

मुद्रांक उपलब्ध झाली तारीख :

हस्ते असलेला दाखला तारीख :

मुद्रांक असला दृश्यमान तारीख :

मुद्रांक निकाल देण्याची घटना या पत्रात :

मुद्रांक निकाल देण्याची घटना या पत्रात :

पत्रावाचारक मुद्रांक निकालाची घटना या पत्रात :

पत्रावाचारक मुद्रांक निकालाची घटना या पत्रात :

The Pune Lawyers Consumers
Co-op Society Ltd., Pune
LIC No. 220177



LEAVE AND LICENCE AGREEMENT

This Agreement of Leave and License is made and executed at Pune

on this 31st day of May, 2019.

BETWEEN THE PARTIES WITNESSETH AS FOLLOWS:-

BETWEEN

MR. MITHILESH PANDAY
Age 36 yrs, Occupation- Service,
R/at- Phoenix City, Arizona,
U.S.A.
Now at- Kalas, Pune- 411015

Hereafter called and referred to as The Licenser (which expression shall unless it to be repugnant to the context shall be deemed to mean and include his heirs, successors, executors, administration and assigns)

OF THE FIRST PART

AND

1) MR. SOURAV BOSE

Age- 28 years, Occupation - Service,

2) SRIJITA SEN W/O. SOURAV BOSE

Age- 29 years, Occupation - Service,

Both R/at- Flat No. 803/D, Treedom Park,
Kusmade Colony, Alandi Road,
Kalas, Pune- 411015

Hereinafter called and referred to as the Licensees (Which expression shall unless it to be repugnant to the context shall be deemed to mean and include his heirs executors, administrators and assigns) **OF THE SECOND PART...**

WHEREAS the Licenser is exclusive owner of the flat in the premises described in Para 1 as stated hereunder.

AND WHEREAS the Licensee is in need of a temporary accommodation for a period stated further in this Deed.

AND WHEREAS the parties of the First Part and the Second Part have decided to make this Leave and License Agreement in between themselves.

**NOW THIS AGREEMENT OF LEAVE AND LICENSE
BETWEEN THE PARTIES WITNESSETH AS FOLLOWS:-**

1] Description of the Property:

WHEREAS the Lessor is the absolute owner of **Flat No. 803/D, Freedom Park, Kusmade Colony, Alandi Road, Kalas, Pune- 411015.** hereinafter referred to as the said flat premises.

2] Payment Terms of the Agreement :-

The Licensee shall pay to the Lessor license fee of Rs. 20,000/- (Rupees Twenty Thousand Only) per month including maintenance charges by cash. Total Security Deposit of Rs. 40,000/- (Rs. Forty Thousand Only), refundable without interest by the licensee to the landlord by cash.

- 3]** Nothing contained in this Deed shall under any circumstances whatsoever, be ever construed to be as tenancy agreement or lease nor otherwise shall create any other right or interest in the said premises in favour of the Licensee (occupier) excepting that the Licensee shall always remain as Licensee for a period of 11 months.

License Period: 01/06/2019 To 30/04/2020

- 4]** The intention of the parties is to remain Lessor and Licensee always for the said period and this Deed is a temporary arrangement to allow the Licensee to use the said premises for their residence, under the control of the Lessor, who has the right to enter upon the premises, with prior appointment.
- 5]** The Licensee shall pay to the Lessor the license fees in advance at Rs. 20,000/- per month, on or before 10th day of each month, by cash at Pune.
- 6]** The Lessor shall pay Municipal and Government taxes, and Licensee pay the electrical bills of the said premises for electricity consumed and utilized by him to MSEB bill as per unit and society maintenance of the said society.
- 7]** The Licensee shall keep the interior of the said premises in good condition during the period of the License and will be responsible for any major damage, subject to the reasonable wear and tear and due to normal use thereof, the premises, fixtures and fittings, etc. in the said premises. No modifications are permitted to be carried out by the Licensee.
- 8]** The Licensee shall keep the said premises in good and proper condition by effecting repairs to the doors and windows, water mains, electrical connections and the Lessor will be



responsible for leakage, seepage or major repairs to the said premises.

- 9] In the event of the party wishing to revoke the Deed of Leave and license during the period or after expiry of the period as stated above, either party shall give and state its intention to do so in writing to the other party at least one month in advance and this agreement can be revoked and security deposit of Rs. Rs. 40,000/- (Rs. Forty Thousand Only), (Without interest) shall be repaid by the Lessor to the licensee at the time of possession of the premises after deducting unpaid MSEB bills damages, to the premises or other dues.
- 10] The licensee shall not be promoted to make any alteration of any kind in the said premises.
- 11] The Licensee shall not sublet the said premise in part or full to anybody else.
- 12] It is hereby agreed by and between the parties that in case the Licensee commits default in payment of the monthly Licensee fees, electricity charges, etc. for a continuous period of two months or commits breach of any of the terms and conditions contained in this Agreement, the Lessor shall give notice to the Licensee to revoke this Agreement and after receiving the notice to the Licensee addressed to the Licensee at the said premises, the Licensee must remove all articles and things belonging to them lying and being in the Lessor shall be permitted to remove the same and put his lock upon the said premises or otherwise induct any other person in the said premises.
- 13] The Licensee must use the said premises for the purpose of residence only and for no other use.
- 14] It is distinctly understood and agreed upon by the parties that no right of tenancy is conferred upon the license by this Arrangement.
- 15] The original Agreement will always remain with the Lessor and a copy of the same, duly signed in original by both the parties shall be retained by the Licensee.
- 16] The Licensee shall not cause any nuisance or annoyance to the neighbors and shall not damage the premises.
- 17] The Licensee shall hand over vacant peaceful possession of the said premises to the Lessor on the termination of this agreement in good condition with all fixtures working in good condition as before.

18] It is hereby agreed upon that the Licensor and the Licensee are free to terminate this Agreement by giving 1 month's prior notice to either side. The Licensor or her relative can visit any time to visit her flat to see the condition of the said flat.

IN WITNESS WHEREOF THE LICENSOR AND THE LICENSEE HAVE HEREUNTO PUT THEIR SEALS ON THE DATE AND DAY FIRST HEREIN ABOVE MENTIONED.

WITNESS :

1. Signature:

Name :

Address :



MR. MITHILESH PANDAY
LICENSOR

2. Signature:

Name :

Address :



Sourav Bose

1) MR. SOURAV BOSE



BEFORE ME
SUNIL R. KOTLIKAR
NOTARY, GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGD. NO. 9054

Srijita Sen
2) SRIJITA SEN
W/O. SOURAV BOSE
LICENSEES

