

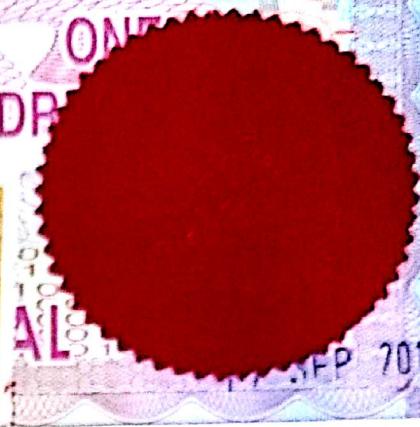
भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

HUNDRED



हाराष्ट्र MAHARASHTRA

● 2015 ●

NY 001028



संलग्न कोषागार कार्यालय,
दाणे
16 SEP 2016

Leave & Licence Agreement	
प्रत्यक्ष दस्तावेज़ का नाम (Name of the document)	
सर्वांगीन अधिकार का नाम जिसका पंजीयन किया जाना चाहिए (Name of the authority whose name is to be registered)	
माला का वर्णन (Property Description in brief)	
मुद्रा मूल्य (Consideration Amount)	
स्टॅम्प खर्चार्य नाम (Stamp Purchaser's Name)	Satyam Computer
अन्यांश वार्ता वाले व्यक्ति का नाम (Name of the other party)	
अन्यांश वार्ता वाले व्यक्ति का वास स्थान (Name & Address of the other party)	
मुद्रा राशि (Stamp Duty Amount)	
प्रत्यक्ष नोट वा. संख्या / दिनांक (Serial No. Date)	24972
स्टॅम्प खर्चार्य द्वारा दाखिल की गई तिथि (Stamp Purchaser's Sign. Date)	17 SEP 2016

LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT OF LEAVE AND LICENSE is made and entered into at

This _____ day of _____. BETWEEN

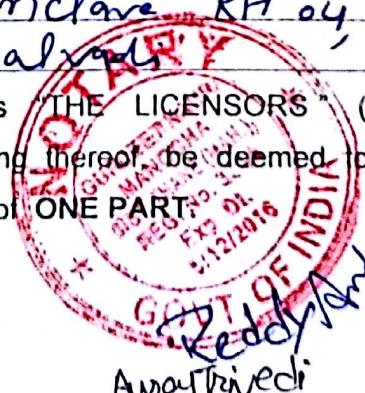
Mr./Mrs./Miss Sherwani Ishwar datta Adults, Indian

Residing at Vighnsharta Enclave RH 04, Panvel
Matheran Road, malad

hereinafter collectively referred to as "THE LICENSORS" (which shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, Administrators, and assigns) of ONE PART:

(OWNER)

(OWNER)



Ramayya Reddy Divyakant Chikud
Arunayya Reddy Rosanna Jayant

Anurag Jitendra Shubham S.

(RENTEE)

AND

Mr./M/s./Miss. Nitin Kumar

An Indian, Inhabitant Residing at

1/280, 1/281 housing board,
Shyam nagar, purani abadi Sri ganganagar
hereinafter referred as " THE LICENSEE" (Which shall Unless repugnant to the context or meaning thereof, be deemed to included his , her heirs, executors, Administrators & Assigns) of the OTHER PART..2

WHEREAS:

1. The owner is fully seized and possessed of or otherwise well and sufficiently entitled to hold the following Flat/Room.

RENTAL PROPERTY ADDRESS

Eisha manor, plot No 30,
Sector -16, Koperkhairne

Hereinafter referred to as the said FLAT/APARTMENT)

2. THE LICENSEE has requested the LICENSOR to grant permission to the LICENSEE to use the FLAT/APARTMENT for residential purpose on a Leave and License basis for LICENSEE and their family members.
3. THE LICENSOR has good right, title, full power and absolute authority to give on Leave & License basis the FLAT/APARTMENT to the LICENSEE.
4. Based on the above declaration and assurances of the LICENSEE and the LICENSOR relying on the same, the LICENSOR has agreed to grant to the LICENSEE and the LICENSEE has agreed to take by way of License the right to use the FLAT/APARTMENT for residential purposes on Leave and License basis subject to the terms and conditions agree by and between the parties hereto.

THE PARTIES hereto agree that this Leave and License is in super cession of all previous writing/s and documents exchanged/executed between the parties hereto in respect of this transaction and is finally agreed understanding between the Parties hereto.

J. J. Sherniwal

OWNER

Ramya Anilash
Ramya Anilash
Ramya Anilash
Ramya Anilash

(RENTEE)

AND WHEREAS:

As per the recent orders from the Department of Police, the Licensee/s furnish the following details and further agrees to co-operate in getting No Objection Certificate from the local police by appearing personally as and when called by the Police under whose jurisdiction the said Premise is located:

- i) Licenser Permanent Native address: Vighnkharta Enclave
RH 04, Panvel Matheran Road, Malvadi
- ii) Licensee Permanent Native address: 128, 121 housing board, Shyam Nagar, Purani Abadi Srigaya Nagar

The recent passport size photograph is affixed at appropriate place.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

HEREINAFTER referred to as the said premises the description of the said premises is given in the "Annexure A" which shall form a part of this Agreement).

And whereas:

The owner who on account of certain personal reasons is not occupying the said premises and the License being temporarily in need of a residential accommodation requested the owner to give on 'Leave & License basis, as a temporary facility, the use of the said premises together with the fixtures, fittings, lying thereon, on the terms and conditions recorded hereinafter:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

- 1) The owner do hereby grants unto the LICENSEE his/ her permission to enter upon, to occupy and look after, the said Apartment / premises for a certain period of 11 MONTHS, which shall commencing from 1st Oct, 2016 shall expire on 31st Aug, 2017.
- 2) The LICENSE covenants with the owner that the LICENSEE shall observe and perform the following terms conditions to pay a SECURITY DEPOSIT of Rs. 1,50,000/- (Rupees One Lac fifty thousand Rupees only) in cash free of any interest and which is refundable at the expiry of this agreement.

S. J. Sherkar
(OWNER)

Anurag Privedi
Preeti Rambhatw
Santosh Jayat
Wardha
(RENTEE)

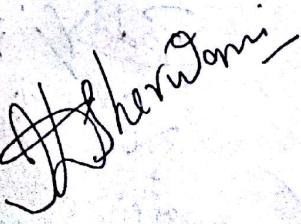
REFUND OF DEPOSIT

It is agreed that in the event of the Licensee coming to an early end due to earlier determination thereof by the Licensor or the Licensee in accordance with the terms hereof then in that event the Licensor shall refund the deposit amount after making such deductions there from as may be required to be deducted for arrears of any amounts payable by the Licensee to the Licensor by way of compensation of other amounts due as per clause No.6, hereof or any damage caused to the leased premises as the case may be.

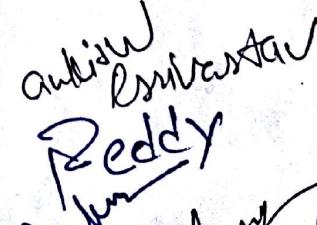
- a) To pay a Monthly Compensation sum of Rs. 38,500/- /-
(Rupees Thirty Eight thousand five hundred rupees only)
as per the English calendar month in advance & the refers on the 5th of each ensuing month.
- b) The LICENSEE hereby conveys with the Licensor to duly and punctually pay the Water charges / electricity charges any other service used by Licensee by every month however Licensor shall pay Society/Building maintenance charges only. The original receipt will be handed over to the Licensor at the time of handing over the vacant possession by the Licensee to the Licensor.
- c) To use the said premises for **Residential Purpose Only** Not to cause, permit or suffer anything in any way which may become a nuisance or annoyance or cause damage / loss to the said premises or to the neighbor's property.
- d) Not to sublet, transfer or otherwise part with the possession of the said premises or any part thereof to anyone. This agreement is not transferable on other name other than name entered.
- e) To permit the owner and facilitate him / her to inspect the said premises at any reasonable time during the period of this Agreement.

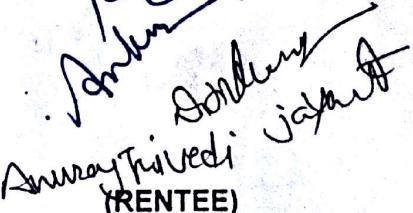
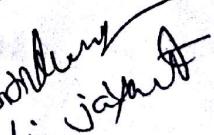
3) It is hereby expressly agreed & declared that neither this Agreement nor anything contained herein shall be deemed to Licensee in the said premises and that relationship of the two parties shall always be that of OWNER and **Licensee only**.

4) The Licensee shall be entitled to surrender the said premises by giving the owner, one calendar month's notice, In writing of his intention and at the expiry of the said notice period, this agreement shall Revoked and the leave & licensee shall be entitled to get the said security deposit amount refunded, against the delivery of the vacant possession.

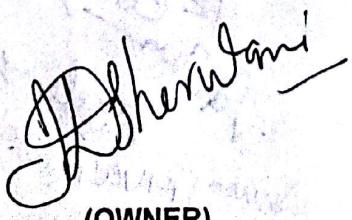


Shervani

(OWNER)


Anil Reddy

Sonam

Anurag Trivedi

Jayant
RENTEE

- 5) On the expiry of the agreement period, the licensee shall remove all his belongings and shall hand over vacant and peacefully physical possession back to the owner and shall quit the said premises without causing hindrance deposit only to & after getting back her said deposit amount with or without small ware and tenant. The said premises he/she is not to be held responsible any mishaps to the said building.
- a) The owner may also give one calendar month's notice incase the owner shall be determine the agreement between the parties is ready & willing to refund the loss or to damage caused the same thereto. Security deposit against delivery of the premises.
- 6) In cases the Licensee does not vacate the said premises on the expiry of the term, then the owner shall be entitled to & he is hereby authorized by the licensee removes all the same outside the said premises without being responsible for any loss or damage caused to the same thereto.
- 7) The Licensor shall not be responsible for any thefts, damages etc that may take place in the premises.
- 8) **DELIVERY OF POSSESSION OF TERMINATION**
Upon termination of agreement the licensee shall immediately handover vacant physical possession of the said premises to the licensor in a good Condition as it was at the time of taking possession subject to normal Wear and tear.
- 9) **INSPECTION OF PREMISES**
The licensor or his agents are entitled to inspect the said premises of any decent time with prior intimation.
- 10) **MAINTENANCE OF PREMISES**
The Licensee shall maintain the said premises in neat and clean condition and they shall occupy the premises in a peaceful manner without causing any disturbance or nuisance to the other habit.
- 11) Licensor shall at all times during the subsistence of this agreement be deemed to be in exclusive and Juridical Possession of the said premises and of the said premises and the whole of the said premises shall always continue to be in sole and absolute unconditional and entire control of the licensors.


(OWNER)


Anil Kumar
Rashmi Devi
Reddy Jyothi
Patel Priti
Burg Jyoti (RENTEE)

- (12) Licensee should not to claim any rights of any kind or nature whatsoever in the said flat or any part of same and except to use the same as a mere licensee.
- (13) The Licensee must pay _____ month rent Brokerage to his Broker on the time of renewal and renew the agreement.
- (14) This agreement shall be executed in duplicate the licensors shall retain Original Agreement and the licensee the duplicate thereof.
- (15) 10/- % Rent increase at the time of renewal and renew the agreement.
- (16) The Licensee and the Licenser shall have the option of terminating this Agreement before completion of its terms by giving 01 MONTH prior notice in writing to other party.
- (17) This Agreement shall be governed by (a) Indian Contract Act, 1982, and (b) the LICENSEE/S specifically agrees to be bound by Section 24 of the Maharashtra Rent Control Act, 1999 (hereinafter referred to as the said RENT ACT) is at present in force, and shall not be affected to the prejudice of the owner by any change in the said provisions of relevant law (which might be adverse to the interest of the LICENSOR/S) VIZ. Section 24 of the said RENT ACT, which read as follows :-
- (18) UTILITIES IF ANY is given by licensor / owner to the licensee on the time of Signing of agreement should be returned the good condition at end time of agreement.

UTILITIES

FAN

TUBELIGHT /BULB

OTHERS

QUANTITY

07

13

3 AC & 1 fridge
(Both not working)

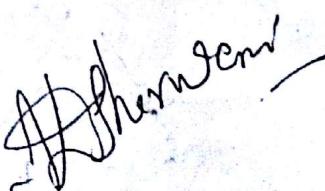
COMPANY

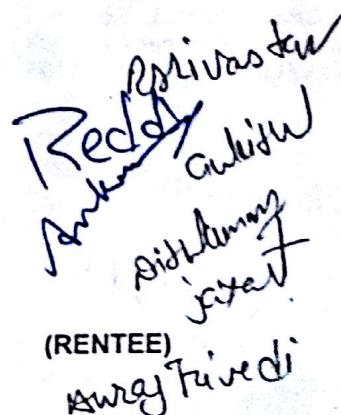
5 chairs

Sofa set

dining Table

- (19) This agreement not valid to Licensee mentioned for address proof any
Loan / Credit Card & Billing Phone.



(OWNER)


Ravinder
Reddy
Parthiv Patel
Pitambar Patel
(RENTEE)
Surya Tivedi

IN WITNESS WHERE OF the parties hereto have executed this agreement in the manner hereinafter appearing on the day and the year first hereinabove written:-

SIGNED AND DELIVERED by the
With named 'OWNER'



Mr. Sherwani Ishwar Dutta Sign/संकेत -

In the presence of

1. Rohit Shrivastav

Sign/संकेत -

2. Abhijet Verma

Sign/संकेत -

SIGNED AND DELIVERED by the

With Named "LICENSEE"

- ① Ankur Mittal
- ② At T. Reddy
- ③ Rohit Kumar shivashan
- ④ Anurag Tareedi
- ⑤ Jayant Kumar Tiwari
- ⑥ Ankit Wadhawan
- ⑦ Nitish Kumar

In the presence of

1.



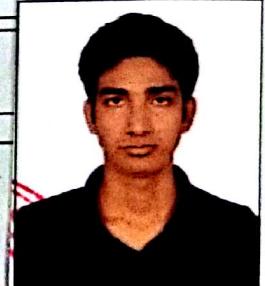
Sign/संकेत -

2.



Sign/संकेत -

LICENSEE
PHOTO



NOTARISED

Gurjeet Kaur Manocha
ADVOCATE & NOTARY
C11, Gharkul C.H.S., Sector - 7,
Airoli, Navi Mumbai - 400 708
Ph.: 27687414 / 8324567108



SUBJECT TO REGISTRATION

Sherwani
(OWNER)

27 SEP 2016



(RENTEE)
Anurag Tareedi
Jayant Kumar
Abhijet Verma

RECEIPT

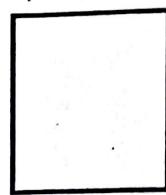
RECEIVED OF AND FROM the withinnamed 'LICENSEE' MR/MRS. Nitin Kumar
 a sum of Rs. 1,50,000/-
 (Rupees: One Lac fifty thousand rupees only) by Cash/cheque.
 as a Security Deposit agreed to under this Agreement of the following
 Flat/Apartment.

RENTAL PROPERTY ADDRESS			
Eisha manor, plot No - 30, Sector - 16, Koparkhairne			

PAYMENT SCHEDULE

CHEQUE/CASH	AMOUNT	DATE	BANK
Cash	1,50,000	26/09/2016	

I SAY RECEIVED

Rs. 1,50,000/-

OWNER

WITNESS:

1. Rohit Shrivastav
2. Abhijit Verma

Sign/संकेत - RohitSign/संकेत - Abhijit

(OWNER)

(RENTEE)
Abhijit Verma