



महाराष्ट्र MAHARASHTRA  
- 9 JUL 2018

सहकारिता विभाग  
सहकारिता विभाग, महाराष्ट्र  
म. महाराष्ट्र  
सहकारिता विभाग  
सहकारिता विभाग, महाराष्ट्र



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महाराष्ट्र - 9 (Maharashtra - 9)  
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PV 701734

पुस्तक क्रमांक 21122 दिनांक 13-7-18

पुस्तक विवरण लेखांक नं. 21122

पुस्तकालय नं. 13-7-18

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### LEAVE AND LICENSE AGREEMENT

This agreement of leave and license made and entered into at Mumbai, on 1<sup>st</sup> day of July 2018, between **Mr. Bhagwant P Mane**, Adult, Indian inhabitant of Mumbai, lawful owner of **Sundaram Society, flat: 1346, ghansoli- Sce-4** here in after called and referred to as "The Licensor" (Which expression shall mean and include his heirs, executors, administrators and assigns) of the One Part; and **Mr. Tatireddy Thulasiram** an adult, Indian, inhabitant working at Majesco, Airoli, Navi Mumbai, here in after called and referred to as "The Licensee" (which expression shall mean and include his heirs, executors, administrators and assigns) of the other part;

Whereas License is lawfully entitled for ownership of the. **Sundaram Society, flat: 1346, ghansoli-Sce-4** (H in after referred to as "the said flat").

And Whereas the Licensor had agreed to permit the License to allow the said flat to be occupied and used leave and license basis for a period of 11 months on the terms and conditions here in after appear

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -**

1. That the Licensor shall give his **Sundaram Society, flat: 1346, ghansoli-Sce-4**, on "Leave and License" Basis to the Licensee for residential use a period of 11 months w.e.f. 1<sup>st</sup> July 2018.
2. That the Licensor has agreed to give the above residential flat on "Leave and License" basis for a period of 11 months only with a license fee of **Rs. 11000/- (Rupees Eight Thousand only)** per month which will be payable in advance by 10<sup>th</sup> of each succeeding month. The License fee shall be calculated from the day of that month regular without any default.
3. That there will be an interest free **security deposit of Rs. 30,000/- (Rupees Thirty Thousand Only)** to be given by the Licensee to the Licensor for the entering in to this agreement or for occupying the said flat, which amount will be refunded immediately to the Licensee on termination of this Agreement.
4. That the Licensee fee shall be payable by Demand Draft or Cheque in the name of the Licensor or by cash.
5. That the Licensee agreed to pay all taxes and charges such as house / property tax, society charges, no occupancy charges (if any), maintenance charges, water charges etc. as may be applicable and are payable from time to time on actual basis. The licensee shall duly pay only the bills for Telephone and electricity consumed by him during his period of stay.
6. That, the Licensee covenants with the Licensor that he shall keep the said flat in good condition and shall not make any material changes in the said flat without prior consent of the Licensor. On the expiry of the "Leave and License". If the Licensee wishes to handover the possession of the flat, he shall handover the possession in good condition with all the fixtures and fittings in working condition.



(3)

7. That the Licensee shall not in any manner transfer or sub – let, the flat to any other person without the prior consent of Licensor.
8. That the Licensee further covenants with the Licensor that he shall not use the flat for any illegal purpose and shall not store any unauthorized or prohibited or hazardous goods in that flat.
9. That the Licensee will not act in any manner, which will create nuisance or disturbance to other residents of the building.
10. That, it is agreement that if either party desired to terminate this agreement prior to expiry, it will be lawful only on going **one month** notice to the other party about his intention to do so.
11. That the agreement shall come to an end on the expiry of 11 months, unless renewed for a further period by merely consent of the “Licensor” by made of written letter by the Licensee to the effect and on mutually agreed terms and conditions.
12. IN WITNESS WHEREOF the “Licensor” and “Licensee” have caused these presents to be executed on the day, month and the year here in above mentioned.

SIGNED AND DELIVERED by the within named  
“LICENSOR” Mr. Bhagwant P Mane)

) भगवंत माने

Signature of Licensor

SIGNED AND DELIVERED by the within named  
“LICENSEE” Mr. Tatireddy Thulasi)

  
Signature of Licensee

Contd.....4

(4)

### RECEIPT OF SECURITY DEPOSIT

Received Rs. 30,000/- (Rupees Thirty Thousand only) cash from Mr. Tatireddy Thulasi the refundable security deposit for giving him the flat of the undersigned against Leave and License as per the terms and conditions of this Agreement.

I HAVE RECEIVED  
Rs. 30,000/- only



(Mr. B: ne)  
Licensor

#### WITNESSES:

1. Mr. Satish Reddy

2. Mr. Mahesh Goud

**RENT RECEIPT**

**Date: 07/10/2018**

Received sum of Rs 33000 (Thirty three Thousands) from

TatireddyThulasiram which is rent for the period of July 2018 till

Sep 2018 for the premises at Sundaram Society, Flot: 1346, Ghansoli, Sec-4



**Name & signature of Landlord**

## RENT RECEIPT

**Date: 10/10/2018**

Received sum of Rs 33000 (Thirty Three Thousands) from

TatireddyThulasiram which is rent for the period of Oct 2018 till

Dec 2018 for the premises at Sundaram Society, Flot: 1346, Ghansoli, Sec-4

*Name & signature*  *ord*

**RENT RECEIPT**

**Date: 01/10/2019**

Received sum of Rs 33000 (Thirty Three Thousands) from  
TatireddyThulasiram which is rent for the period of Jan 2019 till  
Mar 2019 for the premises at Sundaram Society, Flot: 1346, Ghansoli, Sec-4



***Name & Signature of Landlord***

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BHAGWANT P MANE

PANDURANG RAOJI MANE

19/09/1966

Permanent Account Number

ATRPM0592R

  
Signature



09042008