

AGREEMENT OF LEAVE AND LICENSE

THIS LEAVE AND LICENSE AGREEMENT IS MADE ON THIS 11 TH DAY
OF THE MONTH OF MARCH IN THE YEAR 2016.

BETWEEN

MR. PRASHANT SATISH GIRME

who is the absolute owner of Flat No. 404 at Siddhivinayak Nagari, Bief
Road, Wagholi, Pune 412 017, resident S.No.127/1A, Ananat Smruti Co-
Op.Hsg.Soc, B Wing, Flat.No.18, Bharti Vidyapeeth, Katraj, **Pune – 411 046**,
Occupation Service,

Hereinafter referred to as “the Licensor.....”

.....PARTY OF THE FIRST PART

AND

MR. PRAMOD JAGTAP

At post Malshiras, Tal. Malshiras, Dist.Solapur
Tal.Bhum,Dist.Usmanabad

Hereinafter referred to as “the Licensee.....”

.....PARTY OF THE OTHER PART

AND WHEREAS the Licenser is not in immediate need of the said premises.

AND WHEREAS the Licensee is in need of the said premises for a temporary period of 11 months **with effect from 01-03-2016.**

AND WHEREAS by and between the Licenser and the Licensee the mutual negotiations were held and considering the temporary need of the Licensee the Licenser agreed to give it the premises on leave and license basis for the period of 11 months, subject to the terms and conditions contained in this agreement.

NOW THIS AGREEMENT WITNESSETH AS UNDER: -

1. That the rent for the said premises is fixed as **Rs. 5,250/- (Rs. Five Thousand Two Hundred Fifty Only)** per month exclusive of electricity and other incidental charges.
2. That the tenancy shall be effective from 1st day of March 2016 and shall remain enforced for the period of 11 months i.e. from 01-03-2016 to 31-01-2017.
3. It has been agreed by and between the Licenser and the Licensee that during the period of 11 months starting from 01-03-2016 to 31-01-2017 of license, the Licenser shall have an absolute right and in fact, shall have supervision and control over the said premises and at no time, the Licensee shall have exclusive possession of the said premises
4. That the second party has kept deposited a sum of **Rs. 10,000/- (Rs. Ten Thousand Only)** Cheque No. **123456 Dt.15.08.15** as the security amount, which will be refunded / adjusted at the time of vacating the said premises.

5. That the second party shall use the said premises for the residential purpose only.
6. That the second party shall not sublet, part with possession assigned the same to any person in any manner whatsoever.
7. That in case the second party fails to pay the monthly rent to the first party consequently for the period of **Two Month**, then the second party shall have to get vacated the premises in question immediately.
8. That the second party shall pay the electricity charges as per the bills raised by the MSEDCL in time to time.
9. The Licensee shall not make any alteration, change or modification either permanent or temporary in the premises and shall hand over the premises on termination of the present license, as it is, except normal wear and tear, to the Licensor. It has further been agreed upon by the Licensee that it shall use the premises, with reasonable care and caution. In case any damage is caused by the Licensee to the premises, its furniture's, fixtures or interiors or any part thereof, the Licensee shall make good such loss to the Licensor, immediately on having noticed such damage by the Licensor. As regards valuation of any such damage the decision of the Licensor shall be final and binding on the Licensee.
10. That the second party shall not make / raise any constructions as well as alteration in the rented premises without the written consent of the first party.
11. That both of the parties shall have to give one month advance notice in writing to each other , in case of vacating the premises in question before the expiry period of the tenancy.
12. That the terms & and conditions as stated above shall be binding on the both parties. The terms and conditions of this agreement are final and are irrevocable.

IN WITNESSES WHEREOF, the parties have signed this agreement on the date, month and year first above written in the present of witnesses at Wagholi, Pune.

Party of the First Part

Signatue
Prashant S.Girme

Party of the second part

Signatue
Pramod Jagtap

Witness :

Name:_____

Address:_____

Signature :

Name:_____

Address:_____

Signature: