



महाराष्ट्र MAHARASHTRA

2021

YZ 130649



जिल्हा कोषागार कार्यालय, ठाणे
6 SEP 2021
पुद्दाक प्रमुख लिपीक / लिपीक



AGREEMENT OF LEAVE & LICENCE

THIS AGREEMENT is made and entered into at Mumbai on this 22ND day of SEPTEMBER, 2021; BETWEEN: Mrs. ASHADEVI MURLIDHAR RAY, (PAN No.DXUPR3739B, Aadhar No.6096-2406-2076) Aged 55 years, an adult, Indian Inhabitant, having address B/05, Ankita Nagari Co.Op. Housing Society Ltd., Station Road, Thakurli East, Opp. Central Railway Dispensary, Kalyan, Thane 421201, hereinafter referred to as the "LICENSOR" [which expression shall mean and include her heirs, executors, administrators and assigns] of the ONE PART; AND VIRENDRAKUMAR MURLIDHAR RAI, (Aadhar No.3944-5180-0993, PAN No.BRSPR2757K) an adult, Indian Inhabitant, hereinafter referred to as the "LICENSEE" of the OTHER PART;

उमाशान देवी

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जाहपत्र ५
सर्वतः प्रतिपादितसाठी

- 9 SEP 2021

मुद्रांक विक्री वोटवही अनुक्रमांक
विक्रय घेण्याचे नांव व पत्ता

69683 दिनांक
ADV. SARIKA VISHAL PRADHALE
Shop No.2, Sai Datta Typing Center,
Mol. Chowk, Tekiya Ward,
L.B.S. Marg, Opp. Kurla Court,
Kurla (W), Mumbai-400 070.

मुद्रांक विक्रेत्याची नादी (सी. स्नेहल शं. कुलकर्णी)
मुद्रांक विक्रीचे ठिकाण : साईसमुद्धी टायपिंग अँड प्रिंटिंग सेंटर,
दुकान नं. १, श्रीराम अपार्टमेंट, दशोदधन नगर, जणे (परिवस)
मुद्रांक परवाना क्रमांक : १२०१०१४

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)



WHEREAS the Licensor absolutely seized, possessed of or otherwise Owner of Residential premises situated at **Flat No.C/8, Ankita Co-Op. Housing Society Ltd., Thakurli East, Thane 421201**, (hereinafter referred to as "SAID PREMISES") and Licensor do possess all its documents and records.

WHEREAS being in need of residential premises, the Licensee approached and requested the Licensor to allow the Licensee to use, occupy the said premises / room for residential purpose, for the temporary and limited period of 24 (Twenty Four) months, as on Leave & Licence basis;

AND WHEREAS the Licensor herein has accepted the request of Licensee, and hereby allowed the Licensee to use, occupy the said premises on leave and Licence basis and on the terms and conditions agreed by and between them which the parties reduced into writing appearing as follows :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Licensor hereby confirms granted to the Licensee Leave and Licence to use and occupy the said premises to enable the Licensee to use the same on the terms and conditions hereinafter stated for the term of 24 (Twenty Four) months, which period commenced from 01/04/2021 and ending on 31/03/2023, on the terms and conditions hereinafter set forth.
2. The Licensee has kept with Licensor a sum of Rs.50,000/- (Rupees Fifty Thousand only) being Security Deposit amount for specific performance and observance of terms and conditions of this Agreement, which amount the Licensor admits to have received, refundable without interest on expiry or earlier termination of this Agreement.
3. That Licensee has paid to the Licensor a sum of Rs.32,000/- (Rupees Thirty Two Thousand only) as and by way of monthly compensation during period of this Agreement per month & said amount of monthly compensation shall be strictly payable on or before 10th day of each successive month.
4. That apart from the monthly compensation the Licensee shall pay and discharge the electric charges/bills, Cable Charges, Parking charges and other outgoings to the concerned authorities regularly from time to time.

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5. That the Licensee shall use and occupy the said premises for residential purpose only and shall not carry out any unlawful activities in the said premises. That the Licensee shall also abide by the rules and regulations of all the concerned authorities including society.

6. The Licensee shall use, occupy the said premises with due care and caution and if any damage/loss caused to the said premises, the same shall be recovered from the Security Deposit amount, and if the Licensee failed to pay the monthly compensation to Licensor then the same shall be deducted from Security Deposit.

7. The Licensee shall not part with possession of the said premises to anybody whomsoever and that the actual possession of the said premises shall always remain with the Licensor.

8. The Licensee shall not indulge in any illegal or immoral activities from the said premises nor shall store any prohibited goods or be a source of nuisance to the Licensor or neighbours, make good any damage caused to the said premises and shall allow the Licensor, her servants and representatives to inspect the said premises at all reasonable hours.

9. That the Licensee shall not carry any additions or alterations to the said premises without the prior written permission of the Licensor and also the Licensee shall not create any third party interest in the said premises, but shall use, and occupy the said premises with due care and caution and shall misuse the said premises or any part thereof.

10. That Either parties to this indenture entitled to terminate this Agreement, at any juncture by giving 30 days prior notice in writing.

11. The Licensee shall not at any time put any claim of tenancy, or sub-tenancy, or any right or title into or in respect of the said premises under any other law presently in force and any laws which may be enacted hereafter and this agreement shall not be construed to create any such right, whatsoever in favour of the Licensee.

12. That on the expiry of the period of this agreement, and / or earlier termination of this Agreement, the Licensee shall quit, and vacate the said premises, and handover the same to the Licensor free from all encumbrances, and then the Licensor shall return the security deposit



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amount without interest to the Licensee, after deducting any arrears, dues, damages, therefrom if any.

IN WITNESS WHEREOF THE parties hereto have hereunto set and subscribed their respective hands, hereunto on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE]
WITHIN NAMED THE "LICENSOR"]
Mrs. ASHADEVI M. RAY]
IN THE PRESENCE OF]

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1.

2.

SIGNED AND DELIVERED BY THE]
WITHIN NAMED THE "LICENSEE"]
VIRENDRAKUMAR M. RAI]
IN THE PRESENCE OF]

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1.

2.



ATTESTED BY ME

J. R. DUBE

J. R. DUBE
NOTARY

(GOVT. OF INDIA)

9224474158 / 9029299076

22 SEP 2021

RECEIPT

RECEIVED on the day, month & year first mentioned above of and from the withinnamed LICENSEE a sum of Rs.50,000/- (Rupees Fifty Thousand only), by way of cash, being the amount of Security Deposit as per the terms and conditions of this agreement, refundable by the Licensor to the Licensee on expiry or termination hereof, without interest, less any dues, outstanding therefrom.

WITNESS :

I SAY RECEIVED Rs.50,000/-

1. Muslidhar Mahadev

Muslidhar

2.

LICENSOR

Ragini Ravi

Ragini

