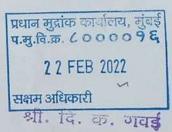


महाराष्ट्र MAHARASHTRA

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LEAVE AND LICENCE AGREEMENT

THIS LEAVE AND LICENCE AGREEMENT is made and entered into at Mumbai on this 10th Day of March 2022, <u>BETWEEN</u> MR. SHRENIVAS MOTIRAM PILLAI an adult, Indian inhabitant of Mumbai, Owner of Room NO. 76, Building No. 330, Naidu Colony, Pant Nagar, Ghatkopar East, Mumbai - 400075, hereinafter referred to as the "LICENSOR" which expression shall mean and include his/her legal heirs/theirs, executors, administrators and assigns) of the FIRST PART AND: MR. RAKESH MANESH RAO, an adult, Indian inhabitant, residing at Ekta Mitra Mandal, Ramabai Ambedkar Nagar, Bhandup West, Near Panchsheel Maidan, Mumbai - 400078, hereinafter referred to as the "LICENSEE" (which expression shall mean and include his/her heirs/theirs, executor administrator and assign) of the SECOND PART

जोप्रपत्र-१/Annexure-I फर्वत प्रतिज्ञापज्ञासाठी / Only For Affidavit

१) मुझंक निर्द्य वींदवंशी अनु. का./दिनांक..... २) मुझंक विकल धेणाऱ्याचे नांत, रहिवासाचा पता व सही......

३) एराजमाधारक मुदांक विदेशयाची राही

क परताना क्रमांक तसेच मुहांट विद्वीते टिकाण/पदा

परसाना ज्यांक ८००००१६ मुद्रांक विक्रेचे विकाण/पताः चांद्रा चार असोसिएशन भास्त्रर बिल्बींग, २रा माळा, लॉबर चेंबर, बांट्रा भेट्रोफीलटन फॉबस्ट्रेट बोर्ट, ए. के. भार्व, वांद्रे पूर्व, मुं. ४०००५२. शास तीव कार्यालयासभोर/न्यायालदारणोर प्रविशापत्र सादर करणेसाळे

भुद्रोक कागवाची आवश्यकता गाउँ। (शासन आदेश दि. ०१/०७/२००४ वृतार) व्या कारणावाची व्यापी दाणीळवार भुद्योक कागवाची आवश्यकता गाही. मुद्रांक खरेदी केला व्यांनी त्याच कार्यात्या व्यांना अस्ट केल्यापासून ६ महिन्याय सामारे सेट कार्य अहे

ADV. S. V. PRASHALE

Shop No.2, Sei Calla Typing Center Khot Chawl, Takkiya Ward, L. B. S. Marg, Opp. Kurla Court, Kurla (W), Mumbai-400 070





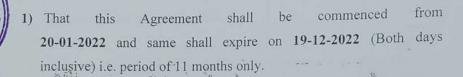


A Manager Court

WHEREAS the Licensor is in use, occupation and possession of Room Premises lying and situated at Room NO. 76, Building No. 330, Naidu Colony, Pant Nagar, Ghatkopar East, Mumbai - 400075 (hereinafter called the Said Premises)

AND WHEREAS the LICENSEE approached to the LICENSOR and requested him/her to let said Room/Flat Premises to him/her for residential purpose, for 11 Months only WHEREAS the LICENSOR has agreed and accepted his/her request to give said Room/Flat Premises to the LICENSEE on following terms and conditions:-

NOW THEREFORE THIS INDENTURE WITNESSETH AS UNDER:-



- 2) That the LICENSEE has paid Security Deposit of Rs. 30,000/-(Rupees Thirty Thousand only) to the LICENSOR and the LICENSOR shall refund it to LICENSEE after expiry without interest.
- 3) That the LICENSEE shall pay a sum of Rs. 7,000/- (Rupees Seven Thousand only) per month as the monthly compensation and then to the LICENSOR, on or before 10th day of each calendar month.
- 4) That the LICENSEE shall pay every month Electricity Charges and Water Charges to the concerned authorities from time to time as per the consumption during the pendency of this agreement.
- 5) That the LICENSEE shall vacate the said premises peacefully at the time of expiry of this Agreement
- 6) It is further agreed by and between the parties that the Licensee shall not create any source of nuisance to the neighbors during the tenure of this Agreement.



- 7. That the LICENSEE hereby covenants with the Licensor that he/ she shall not avail Ration Card and Proof Loan and such other documents Government and Semi Government Documents, etc. in the name of the LICENSEE in respect of the said Room/Flat premises
- That the LICENSEE hereby agrees that he/she shall keep the said premises in a tenable condition during the tenure of this Agreement.
- That the LICENSEE shall not make or change any alteration addition or modification to the said Room/Flat premises without the consent and knowledge of the LICENSOR.
- 10. It is agreed by and between the parties that they shall be at liberty to terminate this Agreement by giving 01 Month Notice to each other party.
- 11. That the LICENSEE shall not let out or sub-let and/or part with the said Room/Flat premises to any other person during the pendency of this Agreement
- 12. It is further agreed by and between the parties that the LICENSEE shall not claim any right to whatsoever nature including the tenancy. sub-tenancy or ownership right in respect of the said Room/Flat premises as this Agreement has been made purely on temporary and the Licensee shall hand over the actual, physical and peaceful possession of the said premises to the LICENSOR on the expiry of this Agreement and the LICENSOR shall refund the Security Deposit amount to the LICENSEE after deducting Certain amounts due and payable by the LICENSEE to the LICENSOR if any at that time.
- 13. That Licensee of this Agreement, is purely temporary on Leave and License basis.



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

SIGNED AND DELIVERED by the Within named the "LICENSOR" in the presence of

LICENSOR

1.

2.



SIGNED AND DELIVERED by the]

Within named the "LICENSEE"] in the presence of......

2

ATTESTED BY ME

J.R. DUBE (GOVT. OF INDIA) Mob.: 9224474158 / 9029299076 KURLA COURT, KURLA (W), MUMBAI-400 070 MOB: 9920272450

1 0 MAR 2022

RECEIPT

RECEIVED of and from the within named the LICENSEE the sum of sum of Rs. 30,000/- (Rupees Thirty Thousand only) as and by way of Security Deposit as per this agreement.

I SAY RECEIVED Rs. 30,000 -

("LICENSOR")

WITNESSES: