



हाराष्ट्र MAHARASHTRA

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BC 738277

१. को-अप सोसायटीच्या नियमांनुसार मुद्रांक खालील केल्या आले त्यांनी त्याच कार्यासाठी.

२. को-अप सोसायटीच्या नियमांनुसार मुद्रांक खालील केल्या आले त्यांनी त्याच कार्यासाठी.

३. दस्तावेजाप्रकार/ अनुच्छेद क्रमांक :.....

४. दस्त नोंदणी करणारा अधिकाऱ्याचा नाव :.....

५. नोंदणी होणारा असलेल्या पुरवठ्या निबंधक कार्यालयीन वाट :.....

६. मिळकतीचे वर्गीकरण :.....

७. मुद्रांक विकत घेणाऱ्याची पत्ता :.....

८. दुसऱ्या पक्षाच्या नावाचा पत्ता :.....

९. हस्त आलेल्यास को-अप सोसायटीच्या नियमांनुसार :.....

१०. मुद्रांक शुल्क रक्कम :.....

११. मुद्रांक विक्री नोंद करी घेणाऱ्याचा पत्ता :.....

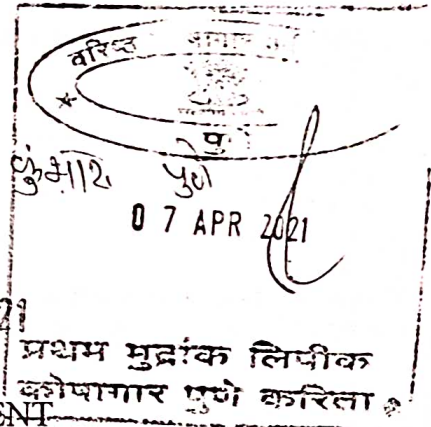
१२. मुद्रांक विकत घेणाऱ्याची सही :.....

१३. परवानाधारक मुद्रांक विक्रेत्याची सही/पत्ता/

परवाना क्रमांक

LEAVE AND LICENSE AGREEMENT

The Pune Lawyers Consumer's Co-op Society Ltd., Pune-4



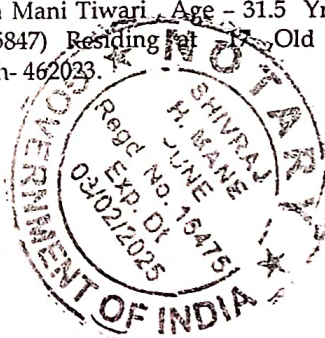
This agreement of leave and LICENSE IS MADE AND EXECUTED AT Pune, effecting from 11th Day of April 2021

Between

Mrs. Sunita Pandurang Kumbhar, Age - 52 Yrs, Occupation - House wife, Residing at Flat No. E-801, ALCOVE Housing Society, Pimple Saudagar, Pin- 411027. Here in after referred to as the "LICENSOR" (Which expression shall, unless repugnant to the context or meaning hereof, be deemed to mean and include his/her executors, administrators, and assigns.)

And

1. Ms. Praveena Tiwari D/o Shree Todan Mani Tiwari, Age - 31.5 Yrs. Occupation - Private Business (Aadhar No -303869465847) Residing at 17 Old Ashoka Garden, Azad Nagar, Huzur, Bhopal, Madhya Pradesh- 462023.



Herein after referred to as the "LICENSEE" (expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and to include its successors in business and permitted assigns) of the OTHER PART.

WHERE AS, the licensor is the co owner of Flat No. S-3 , Building No. A-1 , 1 BHK on Stilt floor Society known as Planet Millennium2 Housing Society , Pimple Saudagar , Aundh Camp, Pune - 411027. Admeasuring area approx 630 Sq. Ft. consisting of 1 Bedroom, One Hall, One Closed Gallery Room, One Kitchen, One Toilet and One Bathroom. Here in after referred to as the said "FLAT"

AND WHERE AS the licensor and the licensee are acquainted with each other

AND WHERE AS the licensee being in need of accommodation for a temporary period approached the licensor and requested him to permit the licensee to use the said premises for a period of 11 months on leave and license basis commencing from 01 April 2021 to 31 March 2022.

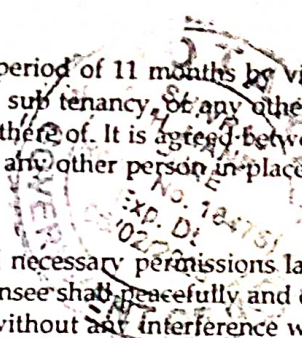
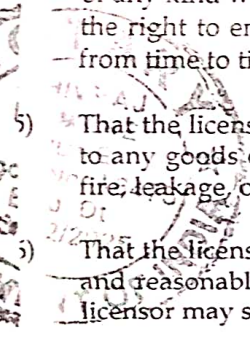
AND WHERE AS the licensee has agreed to do so, on certain terms and conditions

NOW THIS AGREEMENT WITNESSTH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS UNDER.

- 1) That upon the express declaration that only permission to use is given and no other right what so ever have been given or conferred and /or indent to be given or conferred the licensor has agreed to allow the licensee to use the said flat for residential purpose, for a period of 11 months, on leave and license basis, commencing from 01st of April 2021 to 31 Mar 2022.
- 2) That the said flat is furnished with standard fixtures and fittings and same has been inspected by the licensee and admitted to be in good order and working condition. Permission is hereby given by the licensor to licensee shall make reasonable use of the fixtures and fittings.
- 3) That the monthly compensation, inclusive of society charges, for use and occupation of the said flat including the sue fixtures and fittings has been fixed at Rs. 16500.00 (Rupees Sixteen Thousands Five Hundred only) commencing from 01st April 2021 exclusive of electricity & MNGL Gas bills.(Hoever as considering Covid situation of her business , it is agreed by and between the parties rent of Rs.15000.00 for first 6 months period ,e.g. From 01 Oct 2021 the monthly rental will be Rs. 16500.00)That the licensee shall pay the said compensation to the licensor every month regularly in advance by the 10th of every month and that no other charges or amount whatsoever shall be payable by the licensee.
- 4) That all present and future cases, rates and taxes as well as society charges in respect of the said flat including those of on account of the use there of, under this agreement are to be borne by the licensor alone.
- 5) The licensee shall use the said flat of self occupation (residential) purpose only and charges for MNGL pipe lined cooking gas (handed over with present meter reading of 180.113) and electricity, inclusive of meter hire, are borne by the licensee, according to the bills provided by the supplier of Natural cooking gas and power, in respect of the said Flat, during the period of this license.
- 6) That the licensee has, with the execution of this agreement deposited with licensor, the sum of Rs. 30,000.00 (Rupees Thirty Thousands only) as and by way of interest free deposit , the receipt where of the licensor here by admits and acknowledges, and it is here by agreed by and between the parties here to, that the licensor, subject to any deduction of any mount on account of compensation or damage to the said flat, and non performance of the terms here in contained, or on any account of any monies otherwise payable by the licensee to the licensor by the virtue of presence, shall refund without interest, the said deposit of Rs. 30,000/- (Rupees Thirty Thousands only) or such lesser amounts as the case may be , to the said Flat. Upon the expiry of the period of the agreement, or its sooner determination as here in contained.
- 7) There shall be lock in period of 6 months from the date of this agreement for minimum stay guarantee. In case the Lessee vacate the said apartment before lock in period the deposit amount kept with licensor shall be forfeited without any sort of dispute by the licensee.

That the licensee shall not be entitled to make any additions or alterations whatsoever to the licensed premises (internal or external) or in the fixtures or fittings as pertaining there to in the said Flat, without written permission of the licensor.

That the licensee shall be deemed to be only a license for the period of 11 months by virtue of these present and shall not make or have any claim to tenancy, sub tenancy, or any other right, title or interest of what so ever nature in the said flat or portion thereof. It is agreed between the parties here to that the licensee shall not grant a sub licensee to any other person in place of the instead of the licensee.

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-) That the licensor declares with licensee that he has obtained all necessary permissions lawfully required for allowing the licensee to use the said flat and the licensee shall peacefully and quietly enjoy the premises there of, during the terms here by granted, without any interference what so ever, by the licensor.
 -) That the licensee shall not store any hazardous chemical materials, inflammable articles etc. in the said flat, which will neither damage the property nor carryout any trade etc.
 -) That the licensee shall not do or suffer to be done, anything which might invalidate the insurance of the said building in which the licensed premises are situated.
 -) That the licensee shall not use the said flat for any other purpose than the self residence or any part there of, anything which may be or prejudicially affect the interest of the licensor or any neighboring occupiers.
 -) That the licensee shall not obstruct or permit any person to obstruct the licensor, or at any time inter-face with the licensor's possession of the said licensed premises, it being agreed that the licensor shall be at the all times in complete possession, control and dominion of the licensed premises and every part there of and that the licensee shall not be, or claimed to be in possession of any kind what so ever of the licensed premises or any part there of. That the licensor shall have the right to enter into or to open the licensed premises or any there of , at any reasonable time, from time to time, for the purpose of inspection, by prior appointment with the licensee.
 -) That the licensor shall not, in any event, be responsible or liable for any loss or injury or damage to any goods or property of the licensee, what ever be the cause of such loss or damage, such as fire, leakage, or bursting of water/gas pipes or other electrical damages.
 -) That the licensee shall use this licensed premised and shall see that the same are used in a careful and reasonable manner, and shall make good to the licensor all such damages and losses as the licensor may sustain, whether the same be caused by the licensee or by its agents.
 - 7) That, on the expiry of the said period or as the extended period, or of the determination there of by the licensor, the licensee shall forthwith hand-over vacant possession of the licensed premises to the licensor.
 - 3) That, if the licensee fails to pay the said compensation amount for any month the licensor by the date provided here in above or otherwise to observe and perform the terms and conditions of the agreement or to discontinue his services with licensee, then the licensor shall have full right to enter the premises and to terminate this agreement by giving sixty dates notice, and on the expiry of the notice period, the licensee shall remove his belongings and other paraphernalia lying therein, and shall stop use of the said flat.
 - 9) That this license may be terminated by either of the parties, by giving Two months prior notice, in writing, to the other party even before the expiry of the licensed period. That, if no such notice is given, either by licensee or licensor, then the defaulting party shall pay to the other party, two month's licensee fee as compensation, in lieu of the notice.
 - 0) That the licensee is to carry out small repairs of water taps , electrical fittings etc. damaged during the course stay and out of daily usages.
 - 1) That it is further agreed upon the expiry of this license, if the licensor is unable to, or fails to return the interest-free security deposit amount in full, subject to deductions on account of damages if any then the licensor shall become liable to pay to the licensee. interest @ 1 % per

month on the said security deposit. That the license, shall also be entitled to retain the said premises without any compensation, until the said security deposit is refunded in full.

At the time of vacating of flat the Licensee will give the flat in a decent clean condition and without any breakage of fittings and furniture. In case failure to do so, The Licensor will deduct the suitable / Actual amount from deposition against cleaning and replacement of broken accessories and fittings / furniture of said flats. Licensee shall have No objection of any sort against this.

That the any legal dispute or any such matter arising out of this agreement shall be under the jurisdiction of city Pune only.

On satisfactory operating the agreement signed for initial period of 11 months can be extended to further period of 11 months if accepted by both the parties in writing on a plain paper agreement and on complete satisfaction with new monthly rent amount with increase of min. 10 % of previous year rent for the further extension.

WITHINNESS WHEREOF, the parties hereto have set their hands on the date year herein-above attested/written

SIGNED AND DELIVERED BY THE WITHNAMED LICENSOR IN THE PRESENCE OF AND

SIGNED AND DELIVERED BY THE WITHNAMED LICENSEE IN THE PRESENCE OF

1. Sunita Parthurang Kumbhar
(LICENSOR)

1. Ms. Praveen Tiwari
(LICENSEE)

Name: 1. Name: 2. Name:

Signature: Signature:



BEFORE ME

SHIVRAJ H. MANE
ADVOCATE & NOTARY
NOTARY GOVT OF INDIA

27 APR 2021

LIST OF ARTICALES AND FITTINGS

in Hall :-

1. Door Latch Godrej with Set of 2 keys	1
2. Bedroom door latch Set of 2 Keys	1
3. Letter box brass key	1
4. Door bell -	1
5. Shoe rack wooden made -	1
6. Corner unit wooden made -	1
7. Wooden sofa set 3 seater - (With Foam cushions)	1
8. Wooden sofa 1 seater - (With Foam cushions)	1
9. Wooden center table with black top glass -	1
10. Wall mounted glass shelves -	2
11. Tube light with fixture -	1
12. Ceiling fan Bajaj make with regulator -	1
13. Tata Sky Set top box with dish & fitting	1

Bed Room -

1. Wooden flat bed cum seaty -	1
2. Single bed sleep well mattress -	1
3. Ceiling fan CG make with regulator -	1
4. Tube light with fixture -	1
5. Wall mounted mirror -	1
6. Book rack wooden wall mounted -	1
7. Wooden make folding study table -	1
8. Wall mounted glass shelf -	1

Kitchen:-

1. Perspex make wall mounted temple -	1
2. Wooden fixed loft shelf -	1
3. Exhaust Fan working -	1
4. Tube light with fixture -	1
5. Movable cupboard with granite top -	1
6. Ceiling fan Bajaj make -	1
7. Wall fixed glass shelves -	5
8. Wall mounted kitchen unit with glass doors-	1
9. Stainless Steel Gas Stove 2 burner type-	1
10. MNGL wall mounted Meter -	1
11. Fridge 165 Ltrs , Godrej Blue color -	1

Bed Room:-

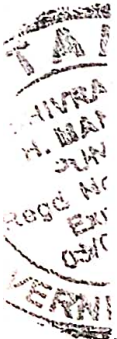
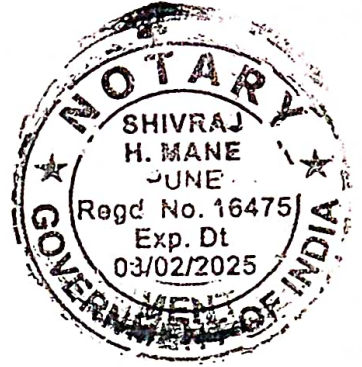
1. Dressing table fixed with mirror & light fitting-	1
2. Wooden fixed wardrobes -	2
3. Wooden fixed loft shelf -	1
4. Wooden adjustable double bed -	1
5. Coir cum foam mattresses -	2
6. Steel cupboard with lock & keys -	1
7. Ceiling fan with regulator Bajaj make -	1
8. Light point -	1

Bath Room:-

1. Wall mounted wash basin -	1
2. Wall mounted mirror on basin -	1
3. Wall mounted glass shelf -	1
4. Light Point- -	2
5. Recold make electrical geyser fitted -	1
6. Wall mounted glass shelves -	1

1 the above fittings fixtures and articles and in good usable condition.

Statement Signed :-



RECEIPT

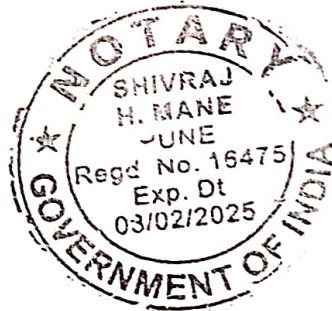
his is certify that, I Mrs. Sunita Pandurang Kumbhar acknowledges the receipt of Rs. 0000/- (Rupees Thirty Thousand only) thru net banking transfer against the deposit flat No. S-3, Building No. A-1, Planet Millennium Hsg. Soc. given on rent to r.Makarand Vijay Pimple with effect from 01st April 2021 for the period of 11 onths.

he received deposit shall be returned back without any interest on completion of leave license agreement.

ate :- 12th Apr 2021

Mrs. Sunita P. Kumbhar

ace :- Pimple .





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आप आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA
Ministry of Labour & Employment
द्वारा जारी किया गया है
आप का अधिकार



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आप आदमी का अधिकार

