



महाराष्ट्र MAHARASHTRA

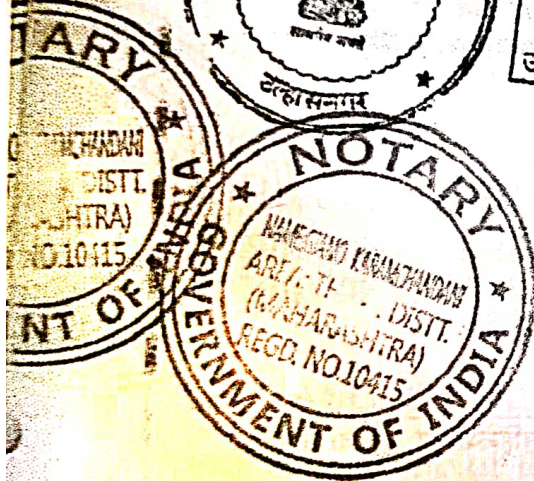
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उप कोषागार कार्यालय, उल्हासनगर.
मुद्रांक पुरवठा दिनांक
27 JAN 2023
उप कोषागार अधिकारी, उल्हासनगर.
27/1/2023

02 MAR 2023



"AGREEMENT OF LEAVE AND LICENSE"

THIS INDENTURE OF AGREEMENT OF LEAVE AND LICENSE
IS MADE AND ENTERED INTO AT ULHASNAGAR DIST. THANE
(M.S.) ON THIS 4TH DAY OF MARCH, 2023.

Tilakam

Sahjani Chandra

BETWEEN :-

Smt. Chandra Motiram Sahjani.
 Hindu, Adult aged about 64 years,
 Occupation: Household,
 Residing at: Bk. No. 446, Room No. 02,
 Chellaram Marg, Siru Chowk,
 Ulhasnagar-2, Dist. Thane (M.S).

HEREINAFTER CALLED AS THE FIRST PARTY "LICENSOR".

(which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, successors and assigns) OF THE PARTY OF FIRST PART.

A N D

Shri. Tikam Ramchand Nathani.
 Hindu, Adult aged about 38 years,
 Occupation: Service,
 Residing at: 102, Sai Uphar Apartment,
 Bharat Chowk, Ulhasnagar-1,
 Dist: Thane (M.S).

HEREINAFTER CALLED AS THE SECOND PARTY "LICENSEE".

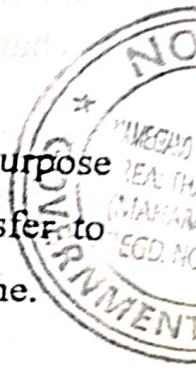
(which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, successors and assigns) OF THE PARTY OF SECOND PART.

AND WHEREAS the said Licensor is sole, absolute, legal and exclusive owner of the property known as Room No. 3, Behind Vegetable Market, Ulhasnagar-1, Dist. Thane (M.S). (Hereinafter shall be known as "Property").

AND WHEREAS that the Licensee has approached the Licensor and has requested him to allow to use the said property for the Residential purpose for the period of 11 months on Leave and Licensee basis starting from dt. 01/02/2023 and ending on dt. 31/01/2024

NOW THIS AGREEMENT OF LEASE AND LICENSE WITNESSTH
AS UNDER :-

1. That the Licensee shall deem to have commenced with effect from dt. 01/03/2023 for a period of 11 months i.e. ending on dt. 31/01/2024.
2. That the Licensee has to pay Rs. 4,500/- (Rs. Four Thousand Five Hundred only) per month in advance regularly as License fees for use of the above said property starting from dt. 01/03/2023 and ending dt. 31/01/2024.
3. That the Licensee has kept Rs. 15,000/- (Rs. Fifteen Thousand only), being the interest free Security Deposit for the use of above said property with the Licensor which will be refunded to the Licensee at the time of revoke of this Agreement, but the Licensee has bound to give the vacant, peaceful possession of the said property to the said Licensor.
4. That the Licensee shall use the said property for Residential purpose only and not for any other purpose and he shall not allow or transfer to anyone else or shall not sub-let the said property to any person at any time.
5. That the Licensee shall not claim any right, claim of Tenancy or Sub-tenancy over the said property at any time as he is permitted only as the Licensee of the Licensor for the period of 11 months starting from dt. 01/03/2023 and ending on dt. 31/01/2024.
6. That the Possession of the above said Property should not be treated as the exclusive possession with the said Licensee.
7. That the Licensor shall have full right to enter and inspect the above said property at reasonable time to see the safety of his said property.
8. That the Licensee shall not do any act or thing which may cause any damage to the property of the Licensor.



Tilam

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9. That the Licensee on expiry of the period of 11 months shall remove himself with his goods from the said property and the Licensor shall have full right to enter into the said property and take possession thereof without any interference of police or court.

10. That in default of any Terms and Conditions as Mentioned hereinabove the Licensee shall Vacate the said Property without any hesitation or objection and without any intervention of the Court or Police and the Licensor has got every Right to take the Possession thereof.

11. That the U.M.C. Taxes of the above said Property will be paid by the said Licensor only.

12. That the Light Bills (MSEDCL) of the above said property will be paid timely by the said Licensee only and further if any wear and tear comes in the said Property during the License period, then the same shall be Repaired and Maintained by the Licensee at his own Cost and Expenses.

13. That if in case any parties wants to Revoke / Cancel this Agreement then the Concerned Party has to give (1) One Month Advance Notice to the said Concerned Parties.

14. That this Agreement will remain valid up to 11 months i.e. till dt. 31/01/2024, then it is as per 'WILL' of both the parties that they can continue the same or not.

Tilakam

Sahjani Chandra

IN WITNESSES WHEREOF, BOTH THE PARTIES HAVE SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS
AGREEMENT OF LEAVE AND LICENSE ON THIS DAY, MONTH AND
YEAR HEREINABOVE WRITTEN FIRST.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED...LICENSOR
Smt. Chandra Motiram Sahjani.
IN THE PRESENCE OF WITNESSES.

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Sahjani Chandra
(Smt. Chandra Motiram Sahjani)
LICENSOR



L. H. THUMB
IMPRESSION



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED...LICENSEE
Shri. Tikam Ramchand Nathani.
IN THE PRESENCE OF WITNESSES.

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Tikam

(Shri. Tikam Ramchand Nathani)
LICENSEE

L. H. THUMB
IMPRESSION



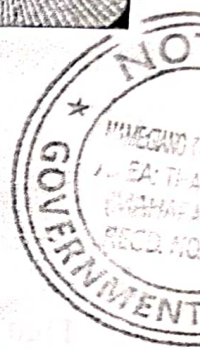
PHOTO

Ajit R. Gandhi
MR. AJIT R. GANDHI
BOND WRITER, ULHASNAGAR-1

BEFORE ME

G. R. Karamchandani
14/03/2023
GIANO KARAMCHANDANI
NOTARY, GOVT. OF INDIA
THANE DIST. (MAHARASHTRA)

NOTED & REGISTERED
Sr. No. 276 Page No. 76
Reg. No. 7-C



...the Security Deposit, for the use of said property on Leave and License basis for the period of 11 months from the said Licensee.

I SAY RECEIVED
Rs. 15,000/-

Sahjani Chandra
(Smt. Chandra Motiram Sahjani)
LICENSOR



L. H. THUMB
IMPRESSION



WITNESSES:

(1)

(2)