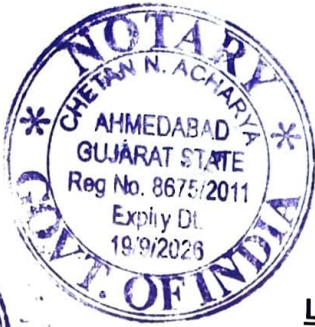


SR NO. 506/A-1 /2023

Chetan N. Acharya

CHETAN N. ACHARYA
NOTARY
GOVT. OF INDIA
13 FEB 2023.



LEAVE AND LICENSE AGREEMENT

THIS AGREEMENT of 'LEAVE & LICENSE' made today
between

LICENSOR

Bhardwaj Triptadevi W/o Surindernath

Age : 75 years

Address: A-302, Vertis By Shafalya, Beside Umiya Vilas, Shukan Cross Road, Nr.Mangal Deep Party Plot, Sola Science City Road, Sola, Ahmedabad-380060.

M:-9909955132

(Hereinafter called the 'LICENSOR' which expression shall, unless excluded by or repugnant to the content include their heirs, successors, executors, administrators, legal representatives and assignees) of the 'ONE PART'

AND

LICENSEE

Lakshmi Alok Rampal

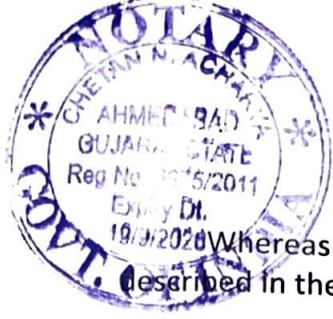
Age : 47 years

Address: House No-361, Pricess Park, Plot No.33, Opp.Maxfort School, Sector-6, Dwarka, South West Delhi, Delhi-110075

M:-8860599601

(Hereinafter called the 'LICENSEE' which expression shall unless excluded by or repugnant to the content include their successors executors, administrators, legal representatives and assignees) on the 'OTHER PART'.

Chetan N. Acharya Triptadevi



Whereas the Licensor is the full and absolute owner of the premises described in the schedule-1 (Hereinafter referred to as the said Premises).

And whereas the Licensee has requested the Licensor to allow it to use and occupy the said premises on Leave and License Basis.

And whereas the Licensor has agreed to allow the Licensee to use and occupy the said premises on the terms and conditions hereinafter mentioned.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. The Licensor hereby grants Leave and License to the Licensee to use and occupy the said premises for the purpose mentioned in the schedule-1.
2. The Licensee shall pay the license fee to the Licensor as compensation to use and occupy the said premises as mentioned in the schedule-1.
3. Licensee shall pay an interest free Security Deposit as mentioned in the schedule-1, which is refundable only after the licensee will evacuate the above premises with clearing all the dues and/or reimbursement against any damages and give possession to the Licensor.

SCHEDULE-1

1.	Place of execution of Agreement	AHMEDABAD
2.	Date of execution of Agreement	13/02/2023
3.	Description of the Premises	B-1102, Shantikuj Bliss, Auda Water Tank Road, Science City rd, Sola, Ahmedabad-380060
4.	Purpose of license	Residential Purpose only
5.	Date of commencement of Agreement	01/12/2022
6.	Term of the Agreement	11 Months 29 days from the date of the commencement of this Agreement. i.e. From 01/12/2022 to 29/11/2023
7.	Monthly Compensation/ License Fee	Rs.15,000-00 (Rupees Fifteen Thousand Only)
	License fee pay between 1 st to 5 th day of each calendar month	
8.	Advance License Fee	Rs.15,000-00 (Rupees Fifteen Thousand Only)
9.	Interest free refundable Security Deposit	Rs.30,000-00 (Rupees thirty Thousand Only)
10.	Electricity bill Shall be paid by	Licensee Service no. _____ Reading. _____

Handwritten signature: Tripata Devi

11	Gas bill Shall be paid by (If applicable)	Licensee Service no. _____ Reading. _____
12	Municipal Tax and All other taxes, outgoing Shall be paid by	Licensor
13	Common Maintenance /Association/Society Charges Shall be paid by	Licensor
14	Notice period for termination by either party	1 Month
15	Lock-in Period	6 Month
16	Increment in Licensee Fee at the time of Renewal	10 %
17	Jurisdiction of courts	At Ahmedabad
18	Other conditions	---



4. It is hereby agreed between the parties hereto that at all times the possession of the said premises shall be of the licensor alone and the licensee shall have only the right to use and occupy the said premises for the purpose as mentioned in the schedule-1.

5. It being the express intention of both the parties that this is purely a License Deed and nothing herein contained shall constitute any tenancy or sub tenancy between the Licensor and the Licensee. And it is hereby expressly agreed and declared that the licensee shall use and occupy the said premises only as a licensee and it shall not have any interest in the said premises or any part thereof and shall not claim any right whatsoever in respect of the said premises or any part thereof by way of tenancy, sub-tenancy or whatsoever.

6. This License is personal to the licensee and it shall not under any circumstances transfer wholly or partly the benefit of this license to any other person.

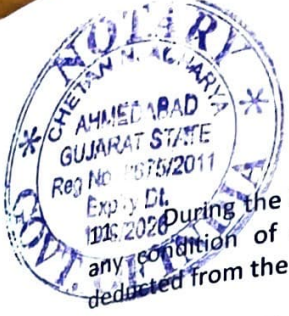
7. The Licensee shall not use the portion of the said premises permitted to be used and occupied by it for any purpose other than that for which this license is granted.

8. The Licensee hereby agrees, undertake and ensure that by virtue of its use and occupation of the said premises under these presents, It shall not carry out any alterations, major or minor to the premises or shall not damage or cause any act or waste therein or otherwise act in any manner prejudicial to the interests of the Licensor.

9. The period of this leave and license agreement will be maximum as mentioned in the schedule-1 and after that by the consent of the both parties they will make new agreement with Increment as mentioned in the schedule-1 and this agreement will be terminated. In the case of termination the Licensee will hand over the vacant and peaceful possession back to the Licensor without delay.

10. This agreement can be terminated as per the condition as mentioned in the schedule-1 by either party by giving advance notice in writing. And on such termination, the Licensee will hand over the vacant and peaceful possession back to the Licensor.

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During the locking period as mentioned in the schedule-1 if licensee will breach of agreement or vacant the house, one month license fee will be deducted from the deposit as penalty.

12. Licensee shall bear the current day to day minor repairs and maintenance of the said premises.
13. Licensee shall not carry out any antisocial activity or business in the premises, as this is strictly prohibited under the prevailing act of law.
14. Licensee is not supposed to carry out any structural alterations, changes in layouts, fitting or fixtures in the said premises.
15. Licensee shall not create any kind of nuisances/annoyances or hindrances in the said premises or its surrounding neighborhood and the society-association's norms, rules and regulations will be binding to the licensee and its occupants.
16. The Licensee shall not keep any hazardous items goods etc. in the said premises which is prohibited by the law. And licensee cannot keep or use any item which is prohibited by the law of state Government or Central Government.
- 17... In case of any disputes, all claims will be settled in the court of jurisdiction mentioned in the schedule-1.
18. That the original License Agreement shall be retained by the Licensor and a duplicate copy thereof, shall be provided to the Licensee.
19. In the event the Premises or any part thereof are destroyed or damaged by earthquake, flood or any other natural calamity or act of god that the Licensee is unable to continue its normal use therein or if the premises be rendered unfit for occupation, then the either party shall have the option to terminate this Agreement as from the date of happening of any such event. And In such situation Licensor will not responsible for any losses or damages of Licensee.
20. It is also agreed by and between the parties that if the licensee commits default in regular and punctual payment to monthly compensation as hereinafter mentioned or commits breach of any of the terms, covenants and conditions of the Agreement, or does stop use of the said premises constant more than one month or if any legislation prohibiting or restricting leave and license is imposed, the licensor shall be entitled to revoke this leave and license forthwith and on such revocation being notified to the licensee in writing the license shall within seven days from the date of such notice revoking the license addressed to it at the said premises, remove itself from the said premises along with all the things belonging to it and/ or to pay other person claiming through it and lying and being in the said premises. If the licensee fails to comply with any such notice, the licensor shall, without having to take recourse to a court of law or without being in any manner liable or responsible for any damage or loss that may be caused, be entitled to remove the same.
- 21... On the request of the licensee, the Licensor has provided the following fixtures, fittings, furniture and amenities in good and working condition. The licensee has agreed to return them in the same satisfactory condition (normal wear and tear accepted) at the time of vacating the above- mentioned premises.



Handwritten signature: Tejendra Desai

Sr. No.	Particulars	Quantity

IN WITNESS WHEREOF the parties have hereinto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED & DELIVERED BY THE WITHIN NAMED



Tripti K. Desai
LICENSOR

Rakhee
LICENSEE

WITNESS

Bhambhani
WITNESS



SIGNED
BEFORE ME
Chetan N. Acharya
CHETAN N. ACHARYA
NOTARY
GOVT. OF INDIA
13 FEB 2023

