



తెలంగాణ తేలంగానా TELANGANA

BR 018143

Stamp Id: 250708095755663412
Date: 08 JUL 2025, 09:59 AM
Purchased By:
GAURAV MAHAJAN
S/o DINESH KUMAR GUPTA
R/o HYDERABAD
For Whom
SELF **

CHAVVA MALLIKARJUNA
REDDY
LICENSED STAMP VENDOR
Lic. No. 15-10-053/2019
Ren.No. 15-10-072/2025
RAJARAJESWARI NAGAR,
KONDAPUR,
SERILINGAMPALLY,
RANGAREDDY, TELANGANA
Ph 9490130014

LEAVE AND LICENSE AGREEMENT

This agreement of Leave, and license made and entered into at Hyderabad on this 08th 500084 day of July 2025.

BETWEEN

Mrs. Vidushi Rastogi, Adult. Age: 33, W/O Ayush Gupta, having correspondence address # Flat No. 214, Tower-2, Marina Skies, Green Hills Road, Near IDL, VTC: Sanathnagar, Hyderabad, Telangana-500018. Hereinafter called "THE LICENSOR" (which expression shall unless it be repugnant to the context or meaning thereof-be deemed to mean and include their heirs, executors and assignees) of the "FIRST PART"

Mr. Ayush Gupta, Adult. Age: 37, S/O Pradeep Chandra Gupta, having correspondence address # Flat No. 214, Tower-2, Marina Skies, Green Hills Road, Near IDL, VTC: Sanathnagar, Hyderabad, Telangana-500018. Hereinafter called "THE LICENSOR" (which expression shall unless it be repugnant to the context or meaning thereof-be deemed to mean and include their heirs, executors and assignees) of the "FIRST PART"

AND

Mr. Gaurav Mahajan, Adult. Age: 41 years, S/o. Mr. Dinesh Kumar Gupta, Occupation: Deputy General Manager, at NCC Limited, Corporate Office, Survey No 64, Near Durgam Cheruvu Madhapur, Hyderabad-500081. Having permanent address H.No. 7, Street-2, Dev Nagar, Near Dr. Rajpal, Pathankot, Punjab-145001. Herein after called the "LICENSEE" (which expression shall unless it be repugnant to the context or meaning thereof Herein after called the LICENSEE")

AND WHEREAS the LICENSOR has agreed to let out aforesaid premises consisting of 1 drawing cum dining hall, 3 bedrooms, 3 bathrooms, 1 kitchen, 1 balcony, two ODU (out door units) and 1 wash area to the LICENSEE.

WHEREAS the Licensor are lawful owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to hold, use and occupy # Flat No. 214, Tower-2, Marina Skies, Green Hills Road, Near IDL, VTC: Sanathnagar, Hyderabad, Telangana-500018, within the limits of Hyderabad Municipal Corporation hereinafter referred to as "THE SAID PREMISES AND WHEREAS the LICENSOR have agreed to give to the LICENSEE on LEAVE AND LICENSE basis the said Premises for the monthly License Fee on the terms to be observed and performed by the Licensee as hereinafter appearing.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The Licensor confirms that they are seized and possessed of all otherwise well and sufficiently entitled to hold (as per "schedule A") use and occupy **Flat No. 214, Tower-2, Marina Skies, Green Hills Road, Near IDL, VTC: Sanathnagar, Hyderabad, Telangana-500018**. Within the limits of Hyderabad Municipal Corporation (hereinafter referred to as the "SAID PREMISES") as owners thereof.
- 2) The Licensee confirm that they have seen the said premises and inspected the same and has found to their satisfaction that the said premises is in good order and condition as per the requirement of the Licensee. Thus, LICENSEE shall be responsible for maintaining them and restoring them to the LICENSOR in working condition on the expiry of the LEAVE AND LICENCE, subject to normal wear and tear.
- 3) The Lease commences with effect from **15th July 2025** and is valid till **14th June 2026** for a period of 11 months and renewable thereafter solely at the discretion of the Licensor and determinable as hereinafter provided.
- 4) It is agreed between the Licensor and the Licensee that the Licensee along with his family members will occupy the said premises for a period of 11 months commencing from 15th July 2025 to 14th June 2026 and that apart from them no other person or persons will occupy the said premises. Security Deposit shall be returned after the flat is vacated and the keys are handed over to the Licensor by the Licensee within 15 days of vacating the house, after making necessary adjustments towards outstanding dues / damages / breakages, if any.
- 5) The monthly compensation for the use and occupation of the said flat, including the use of furniture, fixtures, and fittings (as detailed in *Schedule A*), is fixed at **Rs. 60,000/- (Rupees Sixty Thousand only)**. In addition, a monthly maintenance charge of **Rs. 5,000/- (Rupees Five Thousand only)** shall be applicable.
- 6) The maintenance charges, currently paid in advance by the Licensor to the Society, shall be borne by the Licensee from the date of formation of the Society Association/Committee. Until such formation, the Licensee shall pay the monthly maintenance charge, as mentioned above, to the Licensor along with the monthly compensation. Post formation of the Society Association, the Licensee shall directly pay the maintenance charges to the Society on actual basis.
- 7) The electricity bills and LPG piped gas charges shall be paid directly by the Licensee to the respective service providers. The original bills shall be maintained by the Licensee and made available for scrutiny by the Licensor upon request at any reasonable time. The meter reading for Electricity as on date of commencement of Agreement (i.e. 15th July 2025) is **4827.0** and for LPG piped gas is **NIL**.....
- 8) That the Licensee shall pay the said monthly compensation & maintenance charge to Licensor every month regularly in advance by the **15th of every English calendar month** and no other charges or amount whatsoever shall be payable by the Licensee. In the event the said monthly compensation & maintenance charge is not paid timely by the LICENSEE, for consecutive two months, the LICENSEE shall be liable to vacate the Premises forthwith.
- 9) On the execution of this agreement the Licensee has deposited with the Licensor a sum of **Rs 1,20,000/- (Rupees One Lakh, twenty thousand only)** by way of security of observance of the

terms and conditions of this agreement and this deposit shall bear no interest and shall be refunded to the Licensee within 15 days upon the Licensee giving repossession of the said flat to the Licensor. Upon the expiry of the period of agreement or its sooner determination as herein contained, the refund of the said interest free security deposit will be done through NEFT after deductions those from as may be required to be deducted for arrears for any amounts including average Electricity, Gas, maintenance and any other bills to be received after the expiry of the License period for the prior period payable by the Licensee or for any damage done or caused to the said premises except as the case may be of natural wear and tear expected.

- 10) The Licensee shall in addition to the monthly compensation as aforesaid, pay all actual electricity and gas charges, as per the meter provided for the said flat directly to the FM, Marina Skies as levied and increased from time to time, apart from payment of rent as agreed upon.
- 11) It is agreed that in the event of the license coming to an end on the expiry of this period of agreement or at an early date due to early determination thereof by the Licensor in accordance with the terms hereof then and in that event the Licensor shall refund the interest free security deposit of the Licensee make under clause (9) hereof after such deductions there from as may be required to be deducted for arrears for any amounts including average Electricity bills to be received after the expiry of the License period for the prior period payable by the Licensee or for any damage done or caused to the said premises. The Case may be of natural wear and tear is excepted.
- 12) It is agreed that the Licensor and Licensee, opt to continue the lease even after expiry of the period of lease agreed to under this agreement, shall be liable to increase the rent by 5%-10% of the existing rent or as mutually agreed between the parties on each completed period of Eleven months.,
- 13) It is agreed that the Licensor shall be bound and liable to pay Municipal Taxes. Cusses, rates non-occupancy charges and other charges including increases therein to the developers of the said building or to the Society of occupants of the said building if it is formed.
- 14) The Licensee agrees to maintain the licensed premises in good condition subject to reasonable wear and tear, and not to cause any damage to the same. In the event that any damage is caused to the premises or any part thereof by the Licensee or his servants/agents, the same shall be made good by the Licensee either by rectifying the same or by paying compensation as may be determined by the Licensor.
- 15) The day-to-day repair such as fuses, leakages of water taps, replacement of bulbs, tubes, heating elements as well as other furnishings etc. will be done by the LICENSEE at his own cost. The Licensee shall not carry out any work of structural repairs or alterations to the said premises. Only such alterations that are not structural or permanent in nature may be allowed to be made by the Licensee upon obtaining prior permission of the Licensor.
- 16) The Licensee shall not store upon the said premises any goods of hazardous. Combustible or inflammable nature. Save as in small quantities for domestic use as permissible.
- 17) The LICENSEE shall use the said Premises for residential purpose only and will not use for any other purpose. The Licensee shall not do or cause to be done anything in or upon the said premises, which may be a source of nuisance or annoyance to the neighbors of the said premises.
- 18) That the Licensee shall be deemed to be only a Licensee for the period of 11 months only by virtue of these presents and shall not make or have any claim to tenancy, sub-tenancy or any other right, title or interest of whatsoever nature in the said property or portion thereof. It is agreed between the parties hereto that the Licensee shall not grant a sub-license to any other person and shall not keep any other persons in place or stead of the Licensee. The LICENSEE shall pay a daily penalty amount of Rs. 5,000/- (Rupees Five Thousand only) if the LICENSEE fails to vacate the Premises and hand over the Premises to the LICENSOR on expiry of the LEAVE AND LICENCE or notice of termination, unless the LEAVE AND LICENSE agreement is renewed.
- 19) That the Licensor shall not be liable for any damage or injury to a person whatsoever or to any property whatsoever by fire, rain, leakage, breakage or bursting of the water pipe or electricity in the said property or giving way of any portion of the flooring wall, roof or any part of the said building from any cause whatsoever.

- 20) The Licensee shall keep the said premises along with the furniture, fixtures and fittings in good and proper condition subject to reasonable wear and tear. The licensee hereby agrees to hand over the fixtures and fittings in same condition as given at the time of occupying the flat.
- 21) The LICENSEE shall comply with all the rules and regulations and bylaws of the local authorities/ society whatsoever with relation to the demised Premises and shall reimburse the LICENSOR for any penalty/ fine imposed thereon due to any such reason assigned to the LICENSEE. In addition, in case of any violation, the LICENSEE will be subject to legal action including termination of this LEAVE AND LICENCE AGREEMENT.
- 22) The Licensee agrees that, upon serving notice for termination of the Leave and License Agreement, the monthly compensation (rent) shall **not** be adjusted against the security deposit. The Licensor shall refund the security deposit, as specified in **Clause 9**, in accordance with the terms and conditions of this Agreement.
- 23) It is also hereby agreed between the parties that the Licensor or his duly authorized agents shall be allowed to enter and inspect the said premises at any time during the subsistence of the terms of the said License at any time during the day by giving the Licensee one days' prior notice of the same.
- 24) Notwithstanding anything contained herein this license may be terminated by the either Party at *any time* by giving at least **2 (two) month's prior notice** in writing to the other party stating their intention to vacate the said premises and the Licensor shall refund the amount of the Interest Free Security Deposit deposited with him within 15 days of taking the vacant and peaceful possession of the said premises. If the Licensee fails to give such notice, it will be liable to make payment of the monthly compensation to the Licensor commensurate to and in lieu of such shortfall in notice. There will be a lock-in period of 6 months from the date of commencement of this agreement.
- 25) A copy of the original agreement duly signed shall remain with the Licensor and the copy of the same shall remain with the Licensee.
- 26) In the event of any breach of the conditions of the said agreement by the Licensee, the Licensor shall be entitled to terminate the said agreement by giving one month's notice in writing specifying the Breach or default so committed. This Agreement shall stand terminated at the expiry of the said notice period unless the Licensee has remedied the breach/default before the expiry of the notice period.
- 27) Any dispute arising out of this Agreement between the parties shall be resolved by the mutual understanding and discussion failing which the arbitration shall be enforced as per Law.
- 28) All notices and communications under this Agreement shall be made **only via email** and shall be deemed valid and effective upon successful transmission to the respective email addresses provided by the parties. Each party agrees to keep the other informed of any change in their email address during the term of this Agreement. Any communication sent to the last known email address shall be considered duly delivered.

Licensor Mail IDs:

(a) vidushi.rastogi92@gmail.com

(b) ayushg22@gmail.com

Licensee Mail IDs:

(a) gauravmahajan131984@gmail.com

- 29) This Leave and License Agreement is governed by the Local Laws in India and the Courts in Hyderabad shall have the exclusive jurisdiction to try and resolve dispute.
- 30) The Licensor has provided the following fittings and fixtures to the Demised Premises for the benefit of the Licensee

I	S.no	Dinning Area	Units
	1	Sheer Beige Curtains	2
	2	Beige Check Curtain	2
	3	Spot Lights	4
	4	COB Lights	6
	5	Brown Havell Fan	1
	6	Crokery Unit with black glass	1
	7	Pooja Unit	1
	8	Pooja Unit Spot Light	1
	9	12 light Chandelier	1

II	S.no	Living Area	Units
	1	Beige Roman Curtain	1
	2	Brown and Beige Hanging Light	2
	3	Brown Havell Fan	1
	4	Spot Lights	4
	5	COB Lights	4
	6	MCB Box	1
	7	TV Unit Ambience light	1
	8	2 Ton AC-LG three star	1
	9	2 Ton AC Remote	1
	10	Brown Sink	1
	11	Black Tap	1
	12	Mirror with Light	1

III	S.no	Master Bed Room	Units
	1	Golden Brown Hanging Lights	2
	2	Dark Golden Brown Hanging Lights	1
	3	Sheer beige Curtain	2
	4	Light Brown Curtain	2
	5	Spot Lights	4
	6	COB Lights	4
	7	1.5 Ton AC-LG five star	1
	8	1.5 Ton AC Remote	1
	9	Atomberge Fan Remote	1
	10	Atomberge Fan	1
	11	Wash Room Light	1
	12	Gyser	1
	13	Mirror	1
	14	Exhaust Fan	1

IV	S.no	Study Room	Units
	1	Beige Roman Curtain	1
	2	Spot Lights	4
	3	COB Lights	4
	4	1 Ton AC Remote	1
	5	1 Ton AC-Daikin	1
	6	Atomberge Fan Remote	1
	7	Atomberge Fan	1

V	S.no	Guest Bed Room	Units
	1	White Sheer Curtain	2
	2	Dark Brown Curtain	2
	3	1 Ton AC-Daikin	1
	4	1 Ton AC Remote	1
	5	Atomberge Fan Remote	1
	6	Atomberge Fan	1
	7	Spot Lights	4
	8	COB Lights	4
	9	Wash Room Light	1
	10	Gyser	1
	11	Mirror	1
	12	Exhaust Fan	1

VI	S.no	Kitchen	Units
	1	Elica HOB-4 Burner	1
	2	Elica Chimney-Automatic folding and Self-Cleaning	1
	3	Bajaj Small FAN	1
	4	Whiker Basket	1
	5	Cylinder	1
	6	Black Twister Tap	1

VI	S.no	Wash Area Unit	Units
	1	Drying Rods	6
	2	Broom Stand	1

VI	S.no	Common Wash Room	Units
	1	Wash Room Light	1
	2	Gyser	1
	3	Mirror	1
	4	Exhaust Fan	1

Keys Sets Handover:

S.No	Key Sets	Units
1	Main Door Godrej Keys	1
2	Wash Area Door	1
3	Master Bed Room-Cupboard	2
4	Master Bed Room-Drawer	2
5	Master Bed Room-Bathroom	1
6	Master Bed Room-Door	1
7	Guest Bed Room-Cupboard	2
8	Guest Bed Room-Drawer	4
9	Guest Bed Room-Bathroom	1
10	Guest Bed Room-Door	1
11	Kids' Room-Cupboard	2
12	Kids' Room-Drawers	4
13	Kids' Room-Door	1
14	Common Washroom	1

SCHEDULE - A
(Description of flat)

All that piece and parcel of flat 2-214 measuring area approx.1650 sqft comprising of 1 drawing cum dining hall, 3 bedrooms, 3 bathrooms, 1 kitchen, 1 balcony, two ODU (out door units) and 1 wash area on the second floor (together with 2 covered car parks, situated at Basement-4 #207 & Basement-4 # 243 and allotted to flat 2-214) of "**Marina Skies**" Tower-2, Marina Skies, Green Hills Road, Near IDL, VTC: Sanathnagar, Hyderabad, Telangana-500018. Municipal Corporation

IN WITNESS WHEREOF the parties hereto have respectively signed this agreement on this day as hereinabove written.


Mr. Ayush Gupta

(LICENSOR)


Mr. Gaurav Mahajan

(LICENSEE)


Mrs. Vidushi Rastogi

(LICENSOR)