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Government of Andhra Pradesh

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Certificate No. : IN-AP90266006633782Y
 Certificate Issued Date : 25-May-2026 01:19 PM
 Account Reference : CSCACC (GV)/ apcsceg07/ AP-PKM/ AP-PKMMEK0781/apmekpar0781u
 DDQ Code : 07062308001 SRO GIDDALUR
 Unique Doc. Reference : SUBIN-APAPCSCEG0761216698320622Y
 Purchased by : NAYAB RASOOL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : NAYAB RASOOL
 Second Party : JAYESH VIPINCHANDRA SODHA
 Paid By (For Whom) : NAYAB RASOOL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

LEAVE AND LICENSE AGREEMENT

1. Licensor : Nayab Rasool Dudekula

2. Licensee : Mr. Jayesh V Sodha

1. Property Address: 405, MVV-MK Park, Kurmanapalem, Visakhapatnam, Andhra Pradesh

2. Duration : 11 Months commencing from 1st Jun, 2026 to 30 Apr, 2027

3. License Fee: Rs. 8700 Per month.

4. Deposit : Rs. 17,400

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Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

LEAVE AND LICENSE AGREEMENT

Licensors: Nayab Rasool
 Dudekula

Licensee: Mr. Jayesh V Sodha

1. Property Address	405, MVV-MK Park, Kurmanapalem, Visakhapatnam, Andhra Pradesh, India - 530046
2. Duration	11 Months commencing from 1st Jun, 2026 to 30 Apr, 2027
3. License Fee	8700 per month
4. Deposit	Rupees 17400

This agreement is made and executed on 25 May 2026 at Visakhapatnam

BETWEEN

Name: Nayab Rasool Dudekula, Age: 50 Years, Male, PAN: AIDPD6677R residing at Flat# 103, VBMs Ushodaya Enclave, Satavahana Nagar 9th Road, Kurmanapalem, Visakhapatnam, 530046.

Hereinafter referred to as the "licensor" (which expression shall mean and include the licensor above named and also their respective heirs, successors, assigns, executors and administrators)

AND

Name: Mr. Jayesh V. Sodha, Aged 54 years, Male PAN No. AACPS8193C, Residing at 402, Girinar Apartment, S.V. Road, Malad West, Mumbai - 400064

Hereinafter referred to as the "licensee" (which expression shall include only the licensee above named).

WHEREAS the Licensor is the lawful and legal owner and is fully seized and possessed of the premises located at Flat # 405, 4th Floor, D-Block, MVV-MK Park, Kurmanapalem, Visakhapatnam, Andhra Pradesh, India. 530046.

The said premises has 2 bedrooms with 2 bathrooms. Hereinafter referred to as Licensed premises.

AND WHEREAS the Licensee have approached the Licensor with a request to temporarily occupy the said premises for residential use on a Leave and License basis for a period of 11 months commencing from 01 June, 2026 and ending on 30 Apr, 2027 , on terms and subject to conditions hereafter appearing.

LEAVE AND LICENSE AGREEMENT

Now it is agreed by and between the parties hereto as follows:

1. Period: That the Licensors hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed premises without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 11 months commencing with effect from 01 June, 2026 and ending on 30 Apr, 2027
2. License Fee: That the Licensee shall pay to the Licensors the amount of Rs. 8700 per month as rent Excluding maintenance towards the compensation for the use of the said Licensed premises. The Licensee shall pay an additional amount of Rs. 1800 Monthly towards maintenance charges .
3. Maintenance shall be paid by the licensee to the society as per decided monthly charges by the management committee (Currently 1800/-), subject to change.
4. Rent Due Date: The Licensee shall pay rent for a particular month on or before the last day of particular month.
5. Deposit: Licensee have paid to the Licensors Rs. 17,400 interest free refundable deposit, for the use of the said Licensed premises. 2 month Deposit of ₹17400/- will get adjusted in the last 1 month rental and balance shall be reimbursed upon the end of contract by the Licensors to the Licensee at the time of vacating the said premises, after deducting any outstanding license fees, electricity, water, maintenance charges, or any bills, etc., which are payable by the Licensee at the time of vacating the premises.
6. The Licensee have paid the above mentioned deposit/premium by UPI pay - Rs. 17,400.
7. Renewal: That agreement may be renewed for a period of 11 months with 10 % increment in license fees and at other terms to be mutually decided thereon. However, that if the Licensors does not wish to renew this agreement, the Licensee has agreed to vacate the premises immediately upon expiry, or sooner, and in good faith hand over the peaceful possession back to the Licensors.
8. Usage, Damages & Repairs: The Licensee shall use the said premises for residential purpose only. The Licensee shall maintain the said premises in its existing condition. Any damage caused to the said premises, the same shall be repaired by the Licensee at their own cost subject to normal wear and tear. The Licensee shall not engage in any activity that is likely to cause nuisance to the occupants of the neighbourhood; that is to the prejudice in any manner to the rights of Licensors in respect of said premises; that is unlawful or prohibited by State or Central Government. Further, the Licensee agrees to abide by all the rules and regulations of the Society.

LEAVE AND LICENSE AGREEMENT

9. No Tenancy: That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
10. Possession: That the Licensee on the expiration or termination or cancellation of this agreement and shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensee failing to remove themselves and / or their articles from the said premises on expiry of this agreement or sooner, the Licenser shall be entitled to recover damages at the rate of double of the amount of compensation per day; or alternatively the Licenser shall be entitled to remove the Licensee and their belongings from the Licensed premises, without recourse to the court of law.
11. Alteration: That the Licensee shall not make any alteration or addition to the construction or arrangements (internal or external) to the said premises without prior written consent from the Licenser.
12. Inspection: That the Licenser shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals, during reasonable hours with prior notice.
13. Cancellation: That, subject to the condition of lock-in period (if any), if the Licensee omit / default in regular and punctual payments of monthly compensation as herein before mentioned; or commits breach of any of the terms, covenants and conditions of this agreement; or if any legislation prohibiting the Leave and License is imposed, the Licenser shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of 2 month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of 2 month to the Licenser as mentioned earlier.
14. Other Charges: That all statutory rates, taxes, levies, assessment etc. in respect of the said premises shall be paid by the Licenser.
15. Furniture and Appliances: The said premises is having the Furniture and Appliances mentioned in the Schedule-1. The Licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition. Any damage caused to the said Furniture and Appliances, the same shall be repaired by the Licensee at their own cost, subject to normal wear and tear.

Miscellaneous Clauses:

LEAVE AND LICENSE AGREEMENT

1. The monthly rental to the Licensor shall be paid on the last day of the particular month.
2. Any structural issues should be borne by Owner
3. Any Wear and tear repairs to be borne by Tenant
4. Electricity charges and maintenance charges shall be paid timely, and any delays and penalties shall be borne by tenant.
5. Landlord or his representative has right to visit the house by informing in advance.
6. Tenant has to maintain the house with good and tenable condition. All the minor repairs like leakage in sanitary fittings, taps, Electrical usage shall be borne by the tenant
7. Upon vacating the premises, the Tenant is required to return the property in a clean condition, similar to the condition at move-in. If the Landlord deems that the premises require additional cleaning or repainting beyond normal wear and tear, the Landlord will deduct the cleaning and painting associated costs from the deposit given by the licensee.
8. The Tenant shall be responsible for the payment of all electricity and water bills associated with the premises during the tenancy.
9. In the event of damage caused by the Tenant, the Tenant shall be liable for the cost of repair or replacement of the damaged furniture or furnishings.
10. The Landlord may deduct reasonable cleaning and painting costs from the Tenant's security deposit if the premises are not returned in a satisfactory condition.
11. The Tenant shall not make any alterations to the furniture, including but not limited to painting, reupholstering, or disassembling, without the Landlord's written consent.
12. This Agreement can be cancelled immediately by the licensor if the Licensee is found guilty of conducting any illegal activity on the premises.
13. The Tenant agrees that no pets will be kept on the premises without the Landlord's prior written consent.
14. The Tenant shall be liable for any damage caused by the pet to the premises, including but not limited to chewing, scratching, or soiling. The tenant agrees to repair any such damage at their own expense or reimburse the Landlord for the cost of repairs.
15. The Tenant shall not use the Premises to obtain or register for Goods and Services Tax (GST), nor represent it as their principal place of business for GST purposes, without prior written consent from the Landlord. Any such action shall constitute a material breach and may lead to immediate termination of this Agreement.

LEAVE AND LICENSE AGREEMENT

IN WITNESS WHEREOF the parties hereto have set and subscribed respective signatures; or by way of putting thumb impression; or electronic signatures on the day and year mentioned hereinabove

Signed, Sealed and Delivered by

LICENSOR	LICENSEE
Mr. Nayab Rasool Dudekula	Mr. Jayesh V. Sodha

Schedule-1

Sr No.	Item name	Number of Units
1.	Fan	4 No's
2.	Tube lights	5 No's
3.	Bulbs	4 No's
4.	Cement built-in shelves to locate articles	4 (3 rooms and 1 Kitchen shelves)