

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty			
Registration Fee			

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on _____ at _____
Between,

1) **Name:** _____, Age : About __ Years, Occupation : | _____, PAN : _____
Residing at: Flat No.: _____, Floor No: _____, Building Name _____, Block _____
Sector:/Location- _____, Road: _____, _____, _____

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) **Name:** _____, Age : About __ Years, Occupation : _____ Residing at: _____,
Building Name _____, Block Sector:/Location- _____, Road: _____, _____,

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for _____ use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of __ Months commencing from _____ and ending on _____, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for her aforesaid _____ purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) Period: That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 12 Months commencing from _____ and ending on _____



2) License Fee & Deposit: That the Licensee shall pay to the Licensor License fee at the rate of Rs. _____ per month towards the compensation and Rs. _____ interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs. _____

4) Maintenance Charges: That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.

5) Electricity Charges: The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.

6) Use: That the Licensed premises shall only be used by the Licensee for _____ purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .

7) Alteration: That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor.

8) 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.

9) Inspection: That, the Licensor shall on reasonable notice given by the Licensor to the Licensee 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.

10) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.



Name & Address	Photo	Thumb Image	Digitally signed
Licensor <u>Mrs Bendale Swati Samir</u> Address: Flat No:A2-11, Floor No:3, Building Name:Elite Garden, Block Sector:/Location-Aundh, Road:Nagras Road, Pune, Maharashtra, 411007			Not Available
Licensee <u>Miss Gupta Vibhuti</u> Address: Flat No:29, Building Name:Rameshwaram, Block Sector:/Location-Ukhari, Road:Mr4, Jabalpur, Madhya pradesh, 482001			Not Available
Witness of execution of all executants <u>Thorat Amol</u> Address: Flat No:3, Floor No:1st, Building Name:Lashkar Society, Block Sector:N/A, Road:Camp Road, Pune, Maharashtra, 411011			Not Required
Witness of execution of all executants <u>Mahadik Sachin</u> Address: Building Name:Samarth nagar, Block Sector:Hingne khurd, Road:Sinhagad Road, Pune, Pune, Maharashtra, 411051			Not Required

Admission Of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifierees have stated that they are well acquainting to the said parties. They have given their consent to, Department of Stamp and Registration, Maharashtra State to obtain their Aadhaar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.



Type of Party, Name & UID	Date & Time of Admission	Date ,Time of Verification with UIDAI	Information received from UIDAI(Name,Gender,Aadhaar No,Photo)
Licensor _____ _____ _____			
Licensee _____ _____			
Identifier for all executants _____ _____			
Identifier for all executants _____ _____			

