



**Department of Registration and Stamps
Government of Maharashtra**

Token Number:520250043621

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **19-05-2025** at **Mumbai**

Between,

1) _____, PAN: _____, Age: **47 Years**, Gender: **Male**, Mobile No: **9699909993**
, Residing at: **191, PAREKH LANE, S. V. ROAD A/302 MAHAVIR DARSHAN NEAR KES COLLEGE**
Mumbai Kandivali West Mumbai Suburban Maharashtra, Pin code - 400067

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

AND

1) _____, PAN: _____, Age: **28 Years**, Gender: **Male**, Mobile No. **7208249964**,
Residing at: **THAKUR COMPLEX W E HIGHWAY C-304 GOKUL PARADISE TERA PANTH BHAVAN**
Mumbai Kandivali East Mumbai Maharashtra, Pin code -400101

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 **Residential** 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 **12 months** commencing from **01/06/2025** and ending on **31/05/2026**, 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 his aforesaid **Residential** 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 Licensors 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 **01/06/2025** and ending on **31/05/2026**.

2)License Fee & Deposit: That the Licensee shall pay to the Licensors License fee at the rate of **₹27,000/-(Twenty Seven Thousands Only)** per month towards the compensation and **₹75,000/-(Seventy Five Thousands Only)** 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: 1]That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by

1.Internet Banking. Amount **₹75,000/-(Seventy Five Thousands Only)**, TRN No.: _____ ,
Date: **19-05-2025** , Bank: **Other** , Branch: **Mumbai**

4)Maintenance Charges:

That the Licensors/s herein shall bear and pay all the maintenance charges in respect of the said Licensed Premises, and other outgoings including all rates, taxes, levies, assessment, non occupancy charges, etc..

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 Licensors indicating that the electricity bills are paid.

6)Use: That the Licensed premises shall only be used by the Licensee for **Residential** 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 Licensors 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 Licensors.

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 Licensors shall on reasonable notice given by the Licensors to the Licensee shall have a right of access either by himself or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.

10) Lock in period: Both the parties have agreed to set a lock-in period of **6 months**, during which neither the Licensors shall ask the Licensee to vacate the premises, nor the Licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the Licensee leaves the premises for whatsoever reason, he shall pay to the Licensors license fee for the remaining lock-in period at the rate of agreed upon in the agreement. On the other hand, Licensors shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) Cancellation: That, Subject to the condition of lock in period (if any), if the Licensee commit default in regular and punctual payments of monthly compensation as herein before mentioned or commit 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.

12) Possession: That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

13) Registration: This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the **Paid By Both equally** .

SCHEDULE I

(Being the correct description of premises **Flat** which is the subject matter of these presents)

All that constructed portion being **Residential** unit bearing

Sr.No	Item	Value
1	Type Of Unit	Flat
2	Area of Unit	103.50 Sq.ft
3	Building Name	_____
4	Flat Number	_____
5	Plot number	_____
6	Floor Number	2
7	Road Name	_____
8	Address	_____
9	C.T.S. Number	1,
10	Location	कांदीवली बोरीवली
11	Village	Kandivali
12	Tehsil	Borivali
13	District	Mumbai Suburban and situated within the limits of Brihanmumbai Municipal Corporation
14	Pin Code	400067

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of

