**LEAVE AND LICENCE AGREEMENT**

**ARTICLES OF AGREEMENT** made and entered into at **Location** this **Date** day of **Month, Year** BETWEEN **Owner Name** adult age **Age** years, Indian Inhabitant/s, Residing at **Address** (hereinafter called and referred to as "**the LICENSOR/S**") of the **ONE PART.**

**AND**

**Tenant Name** adult age **Age** years, Indian Inhabitant, Residing at **Address** (hereinafter called and referred to as "**the LICENSEE/S"**) of the **OTHER PART.**

**WHEREAS** the Licensor/s are/is the lawers of the Room premises bearing No. **Property Address** (Hereinafter referred to as **"THE SAID PREMISES"**)

**AND WHEREAS** the licensee/s approached the Licensor/s and made a request to allow him/them to use and occupy the said premises on **"LEAVE AND LICENCE"** basis for a period of **\_\_ months.**

**AND WHEREAS** the Licensor/s allowed the Licensee's the use and occupation of the said premises for a period of **\_\_ months**, on the terms and conditions hereinafter mentioned.

**NOW THIS AGREMENT WITNESS AS FOLLOWS:-**

1. The Licensor/s hereby grant the **"LEAVE AND LICENCE"** to the Licensee/s for the use and occupation of the said premises for a period of 11 months commencing from the **Date day of Month Year** and which shall come to end **Date day of Month Year** (both the days inclusive).
2. The Leave and License hereby granted is for a period of **\_\_ months.**
3. The Licensee/s agree to pay the sum of **Rs.00000/- (In Word Rupees Only)** by Cash to the Owner/Licensors as and by way of Security deposit, free from interest, towards due observance and performance of the terms, conditions and covenants of this agreement (the payment and receipt whereof the Licensor's doth/do hereby admit and acknowledge of the from the Licensee/s).
4. The Licensee/s shall pay to the licensor **Rs.0000/- (In Word Rupees Only)** per month, towards the compensation for the use of the said licensed premises.
5. It has been further mutually agreed upon by and between the parties hereto that in case, the Licensee/s commits defaults in payment if the monthly electric bill regularly as aforesaid or commits breach of any of the terms, conditions and covenants of this agreement, the Licensor/s shall be entitled to revoke forthwith this **LEAVE AND LICENSE".**
6. At all times, the Ownership of the said premises shall be that of Licensors and Licensee cannot claim any right/ownership in any case future on any ground.
7. Licensor/s hereby agree and assure to pay the Electricity charges by the due date without fail and shall take all reasonable care of the said premises and shall indemnify the Licensor/s from and against any damage and/or loss, other that by ordinary use and occupation thereof.
8. The Licensee/s shall, on expiry of the period of the Agreement or on earlier revocation and/ or vacation of the said premises, remove himself themselves and handover the possession of the said premises, fittings and fixtues therein peacefully and without any let or hindrance.
9. On taking over the possession of the said premises, the Licensor/s shall immediately return the Security Deposit to the Licensee/s, after deducting there from the amount of outstanding if any, besides the loss in terms of money, suffered by them on account of damage to the said premises, fittings and fixtures therein.
10. In case any one of the pastienentioned in the Agent before In mpletion of its period at the the other this Agreement, the said party must give one months notice to party.
11. The Licensee will not use thround remines for any illegal or immorat Purpose. If the Licensee if forensesnning any illegal activity.or Licensee will be asked to leave premises forthwith
12. The Licensee shall not give the northemises to any other person/ persons without written permission of Licensor
13. At the time of vacating the said premises by the Licensee, the Licensee Atall be entitled to remove all the items of furniture (Except the fitting shall be entitled miture belonging to time to licensor) brought by the Licensee in to the said premises from time to time. The Security deposit Licensee in to th the Clause 2 herein shall be returned to the License only entinandling over the vacant and bee Leful possession of the said premises to the Licensor on expbe after period or on categ determination, as the case may be after adjusting there from the com determination towards damages, if and the Lied to the promises by the and expenses tous occupation and the Licensee will not put any condition/reason on the Licensor to vacate the Licensed Premises.
14. The Licensor and the Licensee both are liable to pay the brokerage & O their respective Estate Agent viz after execution/signing of this Agreement and after completion of every 11 months or after every renewal of this agreement as the case may be.
15. The agreement is governed by section 24 (2) of the Maharashtra Rent Control Act 1999 as amended from time to time and whereas the Licensor have right to approach the Competent authority for eviction for the Licensee at the time of expiry period.

**RECEIPT**

**RECEIPT** of and from withinnamed Licensee/s the sum of **Rs. 25,000/- (Twenty Five Thousand Rupees Only)** being the Security Deposit free from interest herein above mentioned by Cash

Above receipt issued is subject to realization of Cheque

**I/WE SAY RECEIVED**

**WITNESSES. LICENSOR/S**

1.

2.

**IN WITNESS WHERE OF,** the partied have to have here in to set and subscribed their respective hands the day and year first here in above written.

**SIGNED SEALED AND DELIVERED by the**

**Within named LICENSOR/S )**

**Owner Name**

in the presence of.

1.

2

**SIGNED SEALED AND DELIVERED by the**

**Within named LICENSEE/S**

**Tenant Name**

in the presence of.

1.

2

**ANNEXURE OF THE AGREEMENT**

The Licensee will not claim any right, title or interest and/or tenancy right in the said premises.

The Licensee will not use the said premises for any illegal or immoral purpose. If the Licensee is found in running any illegal activity, the licensee will be asked to leave premises forthwith.

The Licensee will be responsible for any damages done of premises and licensor will recover the loss from the Licensee.

If the Licensee commits any default in payment of compensation, or any other terms of Agreement, the Agreement will be automatically cancelled.

The Licensee will not be allowed to store any illegal or contraband goods in premises.

If the Licensee purchases the said premises after the period Agreement, both the Licensor and Licensee will require to pay Brokerage @ 2% of total value of the Flat/Shop.

The Licensee will not give the said premises to any other person / persons without the written permission of the Licensor.

If Leave & License Agreement is renewed for further period, other than the mentioned in this Agreement the Estate Agent is entitled to brokerage as may be mutually agreed by the parties.

The said Agreement will be governed by Government Rules and Regulation.

**(LICENSOR) (LICENSEE)**

**PAYMENT SCHEDULE OF MONTHLY RENT**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sr.No** | **Date of Payment** | **Amount Paid Rs.** | **Signature of Owner/ Agent** | **Mode of Payment Cash/Cheque** |
| **1** |  |  |  |  |
| **2** |  |  |  |  |
| **3** |  |  |  |  |
| **4** |  |  |  |  |
| **5** |  |  |  |  |
| **6** |  |  |  |  |
| **7** |  |  |  |  |
| **8** |  |  |  |  |
| **9** |  |  |  |  |
| **10** |  |  |  |  |
| **11** |  |  |  |  |