

LEAVE & LICENSE AGREEMENT

This Agreement Of Leave & License Made This 15TH JUNE 2024 Between [REDACTED], Aged About :51 Years, (Having Their Contact Address) At Flat No.B4/103, [REDACTED] [REDACTED]) (Here In After Called The “Licensor” Which Expression Shall ,Unless Excluded By Or Repugnant To The Content Include Their Heirs, Successors, Executors , Administrators , Legal Representatives And Assigns) Of The “One Part”

And

[REDACTED], Aged About: 57, [REDACTED] (Having Their Contact Address) At (Here In After Called The “Licensee” Which Expression Shall Include Their Successors And Assigns) On The “OTHER PART”

Whereas the Licensor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the residential [REDACTED] [REDACTED] (2 BHK WITH hereinafter referred to as the residential property) and whereas the licensee has approached the Licensor to allow them to use and occupy the said residential property on leave and license basis for the period of 11 months and 29 days on the terms and conditions hereinafter mentioned

1. LICENCE FEE:

That the licensee shall pay to the licensor of the premises, the license fees Rs.15000/- (IN WORDS FIFTEEN THOUSAND RUPEES ONLY) advance per month on or before the 1st To 10TH Day Of Each English Calendar Month.The licensee Has Given 15 Day Advance Rent OF Rs.7500/- (IN WORDS SEVEN THOUSAND FIFTY HUNDRED RUPEES ONLY) TO THE LICENSOR

2. DEPOSIT:

The Licensee has agreed to pay to the Licensor an amount of Rs.30,000/- (In Words Rupees Thirty Thousand Only) as security deposit from which deposit are without bearing any interest, towards damages and dues etc. that shall be refunded by the Licensor after deducting any amount due towards damages to the premises fittings

and items of furniture and any dues towards license fee etc. after handing over the said premises in good condition by the same by the Licensee.to the Licensor.

3. ELECTRICITY AND CNG CHARGES:

That the licensee shall pay the Electricity Charges and Gas or CNG Charges separately, which will be exclusive of the Licence Fees

4. LOCAL AUTHORITY TAXES:

That the licensor shall pay the local authority taxes such as any type of Municipal Taxes etc during this agreement period.

5. SOCIETY'S / ASSOCIATION'S COMMON MAINTENANCE CHARGES:

That the licensor shall pay the society's / association common maintenance charges towards common lighting, sweeping, security water pumping bore-well maintenance, lift parking etc,

6. PERIOD:

That the leave & license agreement is granted for a period of 11 months and 29 days Months commencing from i.e. Lease shall commence from the said duly the 15th JUNE 2024.

7. NOTICE PERIOD

Two (2) Month notice from either side in writing will be sufficient to terminate this agreement and on such termination, the licensee shall hand over the vacant possession of premises back to the licensor in good condition

- That the licensee shall not sub-license, assign or suble part or whole of the said premises to anybody during the Licence period or upto possession of the premises
- That the licensee shall not carry out any structural additions to the building layout, fittings of fixtures without writing with signature consent of the licensor
- The licensee shall not keep any hazardous items/goods etc. in the said premises which is prohibited by the law

- The licensee shall not carry out any anti-social activity prohibited under the prevailing Acts of Law of Govt. of India
- That the licensee shall not create any nuisance, annoyance or hindrance in the said premises or its surrounding neighborhood and the society / Association's rules and regulations will be binding to the licensee and its occupants. Also maximum 4 person be stay in the said premises if more than 4 person will be stay in the property than licensor will be liable to vacant the possession without any notice
- That the licensee shall permit the licensor / his agent to enter upon the described premises for checking, inspection and carry out repairs etc. as and when necessary
- That the licensee shall bear the day to day minor repairs and maintenance to the said premises. When the licensor shall take possession back, the premises and its furniture should be in original condition . If any damage is observed, it will repair and the amount will be deducted from the deposit.
- That if the licensee fails to comply with any of the terms mentioned in this agreement, licensor shall have the rights to terminate this agreement by giving one month's notice to the licensee and the licensee shall be liable to hand over the vacant and peaceful possession to the licensor.
- That it being the express intention of both the parties that this is purely a leave & license agreement and nothing herein contained shall constitute any tenancy or sub tenancy between the licensor and the licensee.
- That the original copy of this agreement on a non Judicial Stamp paper will be retained by the licensor and a duplicate photo copy will be retained by the licensee
- This leave and license of the residential property can be renewed for further period (s) with mutual agreement
- The terms of this agreement shall not be altered or added to not shall anything be omitted from this agreement except by means of an agreement in writing duly signed by the parties here to. The licensee shall not be entitled to any further renewal for any other reason whatsoever
- This leave and license of the residential property can be renewed for further period months at the discretion of the licensor at rates agreed upon with a minimum raise in license fee at 07%

➤ In case of any dispute, all claims will be settled in the court of the ahmedabad city only.

DATE.

PLACE:-AHMEDABAD

LICENSOR

WITNESS

[Redacted Signature]
[Redacted Name]

[Redacted Signature]
