

LEAVE AND LICENSE AGREEMENT – Simplified Summary

1. **Date & Place:** Agreement signed on **22 August 2025**, at **Mumbai**.
2. **Parties:**
 - **Licensor:** Mr. Vikram Khanna, 58 years, son of Mr. Rajesh Khanna, residing at 15, Vasant Vihar, New Delhi – 110057.
 - **Licensee:** Ms. Sneha Patil, 32 years, daughter of Mr. Suresh Patil, residing at 204, Harmony Apartments, FC Road, Pune – 411004.
3. **Property Details:**
 - Flat No. **703**, 7th Floor, *Sea View Cooperative Housing Society*, Carter Road, Bandra (West), Mumbai – 400050.
 - Area: approx. **850 sq. ft.** (carpet).
 - Rooms: 2 bedrooms, hall, kitchen, 2 bathrooms.
4. **Grant of License:**
 - Licensee may occupy and use the flat for **11 months**: from **1 Sept 2025** to **31 July 2026**.
 - License is **revocable** (can be ended as per terms).
5. **License Fee (Rent):**
 - Monthly fee: **₹95,000** (Rupees Ninety-Five Thousand only).
 - Payable in **advance on or before the 5th of each month**.
6. **Security Deposit:**
 - Licensee paid **₹3,00,000** (interest-free, refundable).
 - Refund within **15 days after expiry**, subject to:
 - Deductions for unpaid dues, damages beyond normal wear and tear, or breach of terms.
7. **Licensee's Obligations:**
 - Use property only for **residential purposes** for herself and family.
 - Pay all **utility bills**: electricity, gas, internet, etc.
 - Pay **society maintenance charges** directly to housing society.
 - Avoid causing nuisance or disturbance to other occupants.
 - Not to **sublet, assign, or transfer** the flat to others.
 - Maintain the flat in good condition; no structural changes without written permission.
8. **Licensor's Obligations:**
 - Ensure Licensee's **peaceful possession and enjoyment** during license term (if terms are followed).
 - Pay all **property taxes and statutory dues**.
9. **Termination:**
 - **Lock-in period:** 6 months (no termination allowed during this time).
 - After lock-in: either party may terminate by giving **1 month's prior written notice**.
10. **Registration:**
 - Agreement must be registered under the **Maharashtra Rent Control Act, 1999** and the **Registration Act, 1908**.
 - **Stamp duty and registration fees** will be shared equally by Licensor and Licensee.
11. **Governing Law & Jurisdiction:**
 - Governed by **Indian laws**.
 - Only **Mumbai courts** have jurisdiction.
12. **Signatures:**

- Licensors: **Mr. Vikram Khanna** (signed).
- Licensee: **Ms. Sneha Patil** (signed).
- **Witnesses:**
 - Arjun Desai, 501 Bayview Towers, Worli, Mumbai.
 - Meera Iyer, 302 Palm Grove, Bandra, Mumbai.