

Leave and License Agreement

Generated Document

September 28, 2024

Particulars	Amount Paid	GRN No.	Date
Stamp Duty	Rs. 500/-	74789090	23/1/2024
Registration Fee	Rs. 1000/-	092374hh43	jio798734

Parties

This agreement is made and executed on 24/3/2021 at Pune

Between,

samyuak, Age: About 12 Years, Occupation: uiu, PAN: sdfsd, UID: dfsdf
Residing at: dsfsdfsfd

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

AND

345345, Age: About 12 Years, Occupation: sedseffe, PAN: 45546546, UID: 324324
Residing at: Yooo

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

Whereas Clauses

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 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 his use and 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 12/12/12 and ending on 12/12/13, 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 purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

Agreement Clauses

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 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 12/12/12 and ending on 12/12/13

2) Rent & Deposit: That the Licensee shall pay to the Licensor Rs. 15000 per month towards the compensation and Rs. 30000 interest free refundable deposit, for the use of the said licensed premises. The amount of monthly compensation shall be payable within first five days of the concerned month of Leave and License.

3) Payment of Deposit: That the Licensee have paid the above mentioned deposit of Rs. 30000 by cash.

4) Maintenance Charges: That the lessor 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. in respect of the said premises.

5) 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 Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government.

6) Alteration: That the Licensee shall not make or permit to be made any alteration or addition to the construction or arrangements (internal or external) of the Licensed premises without obtaining prior written consent from the Licensor.

7) No Tenancy: That the Licensee shall not claim any tenancy rights and shall not have any right to transfer, assign, sublet, or grant any license or sub-license concerning the Licensed premises or any part thereof. Additionally, the Licensee shall not mortgage or raise any loan against the said premises.

8) Inspection: That the Licensor shall have the right to access the Licensed premises, either personally or through an authorized representative, to enter, view, and inspect the premises at reasonable intervals, provided reasonable notice is given to the Licensee.

9) Cancellation: That if the Licensee defaults in making regular and punctual payments of monthly compensation as mentioned herein, or commits a 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 granted herein by giving one month's notice in writing. The Licensee shall also have the right to vacate the said premises by providing one month's written notice to the Licensor as mentioned earlier.

10) Possession: That immediately upon the expiration, termination, or cancellation of this agreement, the Licensee shall vacate the said premises without delay along with all personal belongings. In the event that the Licensee fails to remove themselves and/or their belongings from the said premises upon expiry or termination of this Agreement, the Licensor shall be entitled to recover damages at a rate of double the daily amount of compensation per day. Alternatively, the Licensor shall have the right to remove the Licensee and their belongings from the Licensed premises without recourse to the Court of Law.

11) Registration: This Agreement shall be registered, and the Licensee shall bear all expenses related to stamp duty, registration fees, and any incidental charges, if applicable.

Schedule

All that constructed portion being residential unit bearing 12, Built-up Area: 678, situated on the 6 Floor of a Building known as uigiuguo standing on the plot of land bearing iugiug, of Village: uikguiguk, situated within the revenue limits of Tehsil iugug and Dist pune and situated within the limits of tttt Municipal Corporation.

Signatures

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.

Signatures			
Name & Address	Photo	Thumb Impression	Digitally Signed
Licensee Name: 345345 UID: 324324 Address: Yooo			
Licensor Name: samyuak UID: dfsdf Address: dsfsdfsfd			