

Particulars	Amount Paid	GRN/Transaction Id	Date
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LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on     at   Pune  
Between,

1) **Name:** Mr. Manoj Bhaskar Zambare , Age : About 38 Years, Occupation :  
Service , PAN: AAKPZ4945P , Aadhaar:     Residing at: Flat No:C 201,  
Building Name:Laukik Ishan, Block Sector:Kolhewadi, Khadakwasla, Road:Sinhgad  
Road, Pune, Pune, Maharashtra, 411024

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

AND

1) **Name:** Mr. Patil Ranjit Sahadeo , Age : About 33 Years, Occupation :  
Service , PAN: BJXPP3992D , Aadhaar:     Residing at: Block Sector:K,  
Thane, Road:Madhali Galli, Kasaba, Kolhapur, Maharashtra, 416205

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 his  
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 11 Months commencing from 01/01/2026 and ending on  
30/11/2026 , 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 Licensor 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 11 Months commencing from  
01/01/2026 and ending on 30/11/2026

**2) License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee  
at the rate of Rs. 20000(Twenty Thousand Only) per month towards the  
compensation and Rs. 40000(Forty Thousand 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:** That the Licensee have paid / shall pay the above  
mentioned deposit/premium as mentioned above by Cash. Amount Rs. 40000/-  
(Forty Thousand Only).

**4) Maintenance Charges:** That the Licensee 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. in respect  
of the said premises shall be paid by the Licensor.

**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  
Licensor 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  
Licensor 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 Licensor.

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

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

**11) 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.

**12) 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 Licensee and Licensor equally .

**SCHEDULE I**

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. T2/1301 , Built-up :42.96 Square Meter, situated on the 13th Floor of a Building known as ' Godrej Hillside 1 ' standing on the plot of land bearing Survey Number :46/9, 46/10, and 47/1 ,Road: Nande-Balewadi road , Location: Mahalunge, Pune - 411045 , of Village: Mahalunge ,situated within the revenue limits of Tehsil Haveli and Dist Pune and situated within the limits of Pune Municipal Corporation.

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.

Back