

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. Laxman Bb Cc , Age : About 42 Years, PAN:
ARGPR4133A , Aadhaar: Residing at: Flat No:K1, Building Name:Laukik
Ishan, Block Sector:Pune, 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:** Mrs./Shrimati/Miss. Mrs Xx Yy Zz , Age : About 42 Years, PAN:
GKTPP7834L , Aadhaar: Residing at: Flat No:K2, Building Name:Laukik
Ishan, Block Sector:Pune, Road:Sinhgad Road, Pune, Pune, Maharashtra, 411024
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 her
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 her 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. 5000(Five Thousand Only) per month towards the compensation
and Rs. 20000(Twenty 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. 20000/-
(Twenty 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 her goods and belongings. In the event of the Licensee failing and / or neglecting to remove herself and / or her 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 her 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. Shop No. 3 , Built-up :93 Square Feet, situated on the Floor of a Building known as ' Samruddhi Apartment ' standing on the plot of land bearing Survey Number :46/624 ,Road: - , Location: Ambegaon Khurd Pune 411046 , of Village: Ambegaon khurd ,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.

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