

## **LEAVE AND LICENCE AGREEMENT**

This AGREEMENT made and entered into at Mumbai

On this 20 day of May 2017, BETWEEN **MRS. XYZ ABC** an adult, Indian inhabitant (which expression shall whenever the context so required or admits mean and includes his heirs, executors, administrator and assigns) hereinafter called the 'LICENSOR',

AND

KULDEEP MING (age 31), PAN: \_\_\_\_\_, AADHAR CARD: \_\_\_\_\_ an adults, Indian Inhabitant, of Mumbai hereinafter called and referred to the 'LICENSEE' (which expression shall whenever the context so required or admits mean and includes her heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS the LICENSOR is the owner of Residential premises being Room Number.301 ( CEN272 ), Demo Society, Capt. Prakash Pethe Marg, Cuffe Parade, Colaba, Mumbai 400 005 (hereinafter referred as the 'said premises') and on request the first party has allotted the said premises to LICENSEE on Residential purpose for the temporary period of Eleven Months on following terms and conditions.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The LICENSOR hereby grant and permit the LICENSEE to use, occupy the said premises for temporary period of **Eleven Months** commencing from 20 May 2017 and shall expire on 19 April, 2016.
2. The LICENSEE shall pay **monthly rent of Rs.30,000** (Rupees Thirty Thousand only) per month on **10<sup>th</sup> of every month** without demand to LICENSOR.
3. If rent is not paid on the due date without demand, a **late fee charge of Rs.3000** would be charged.
4. The LICENSEE shall pay a non interest **Security Deposit of Rs.15,00,000** (Rupees fifteen thousand only) to the LICENSOR which is refundable by LICENSOR on expiry of this Agreement. Security deposit would be returned to LICENCEE after vacating the said premises after deducting any damages done to the said premises, if any.
5. The **LICENSEE shall pay water and electricity charges** at actual and handover the Bill paid receipt to LICENSOR regularly without keeping any arrear.
6. The LICENSEE shall use the said premises for **residential purpose only** for his family of KANTI MING (Age 28), AADHAR CARD \_\_\_\_\_ son KIRTI MING (Age 2).
7. The LICENSEE shall not let, sub-let, re-let, under-let, seal, mortgage, assign, pledge, transfer the said premises to any third party.
8. The LICENSEE shall not create any nuisance or annoyance to the neighbours of the said premises.
9. The LICENSEE shall not keep any highly inflammable or contraband articles in the said Premises.
10. The LICENSEE shall not remove Jali from the bathroom. **If it is found that Jali is removed, a fine of Rs.1000** would be imposed on the LICENSEE.
11. This Agreement shall be binding on the LICENSOR his/her heirs, executors, administrators and assigns and on the LICENSEE his/her heirs, executors, administrators and assigns.
12. If any party wants to terminate this agreement shall give one month's advance notice to other Party.
13. The LICENSEE shall not change or alter any part or portion of the said premises during the Leave and License period without written permission of LICENSOR.

14. The LICENSEE shall take care of the said premises and the fixture, and avoid any damage to the said Premises. If any damage occurred to the said premises, same shall be repaired at the cost of LICENSEE.
15. The LICENSEE shall not use the address of the Licensed premises in order to obtain ration card, mobile, telephone connection, or any other government or semi government authorized documents.
16. In case of any breach of the terms and conditions hereinabove referred by LICENSEE, the LICENSOR reserves the full right to take possession of the said premises.

IN WITNESS WHEREOF the LICENSOR and the LICENSEE have signed this agreement the day and the year first hereinabove written.

SIGNED AND DELIVERED by the )  
Within named THE LICENSOR )  
XYZ ABC )  
In presence of.... )

SIGNED AND DELIVERED by the )  
Within named THE LICENSEE )  
KULDEEP MING )  
In the presence of... )

Photo