



LEAVE AND LICENSE AGREEMENT

This agreement of leave and license made and entered into at Mumbai, on 1st day of April, 2017, between **Mr. Haribhau Jagtap**, Adult, Indian inhabitant of Mumbai, lawful owner of Arvind Patil Wadi, Ghatla Village, Chembur, Mumbai-71. here in after called and referred to as “The Licensor” (Which expression shall mean and include his heirs, executors, administrators and assigns) of the One Part; and **Mr. Vishal Jagtap** an adult, Indian, inhabitant working at Majesco, Mahape, Navi Mumbai – 400710, here in after called and referred to as “The Licensee” (which expression shall mean and include his heirs, executors, administrators and assigns) of the other part;

Whereas License is lawfully entitled for ownership of the Arvind Patil Wadi, Ghatla Village, Chembur, Mumbai-71. (Here in after referred to as “the said flat”).

And Whereas the Licensor had agreed to permit the License to allow the said flat to be occupied and used on leave and license basis for a period of 11 months on the terms and conditions here in after appearing

NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -

1. That the Licensor shall give his Arvind Patil Wadi, Ghatla Village, Chembur, Mumbai-71, on “Leave and License” Basis to the Licensee for residential use a period of 11 months w.e.f. 1st April 2017.
2. That the Licensor has agreed to give the above residential flat on “ Leave and License” basis for a period of 11 months only with a license fee of **Rs. 8000/- (Rupees Eight Thousand only)** per month which will be payable in advance by 10th of each succeeding month. The License fee shall be calculated from the day of that month regularly, without any default.
3. That there will be an interest free **security deposit of Rs. 30,000/- (Rupees Thirty Thousand Only)** to be given by the Licensee to the Licensor for the entering in to this agreement or for occupying the said flat, which amount will be refunded immediately to the Licensee on termination of this Agreement.
4. That the Licensee fee shall be payable by Demand Draft or Cheque in the name of the Licensor or by cash.
5. That the Licensee agreed to pay all taxes and charges such as house / property tax, society charges, non-occupancy charges (if any), maintenance charges, water charges etc. as may be applicable and are payable from time to time on actual basis. The licensee shall duly pay only the bills for Telephone and electricity consumed by him during his period of stay.
6. That, the Licensee covenants with the Licensor that he shall keep the said flat in good condition and shall not make any material changes in the said flat without prior consent of the Licensor. On the expiry of the “Leave and License”. If the Licensee wishes to handover the possession of the flat, he shall handover the possession in good condition with all the fixtures and fittings in working condition.

(3)

7. That the Licensee shall not in any manner transfer or sub – let, the flat to any other person without the prior consent of Licensor.
8. That the Licensee further covenants with the Licensor that he shall not use the flat for any illegal purpose and shall not store any unauthorized or prohibited or hazardous goods in that flat.
9. That the Licensee will not act in any manner, which will create nuisance or disturbance to other residents of the building.
10. That, it is agreement that if either party desired to terminate this agreement prior to expiry, it will be lawful only on going **one month** notice to the other party about his intention to do so.
11. That the agreement shall come to an end on the expiry of 11 months, unless renewed for a further period by merely consent of the “Licensor” by made of written letter by the Licensee to the effect and on mutually agreed terms and conditions.
12. IN WITNESS WHEREOF the “Licensor” and “Licensee” have caused these presents to be executed on the day, month and the year here in above mentioned.

SIGNED AND DELIVERED by the within named)
“LICENSOR” Mr. Haribhau Jagtap)

Signature of Licensor

SIGNED AND DELIVERED by the within named)
“LICENSEE” Mr. Vishal Jagtap)

Signature of Licensee

RECEIPT OF SECURITY DEPOSIT

Received Rs. 30,000/- (Rupees Thirty Thousand only) cash from Mr. Vishal Jagtap the refundable security deposit for giving him the flat of the undersigned against Leave and License as per the terms and conditions of this Agreement.

I HAVE RECEIVED
Rs. 30,000/- only

(Mr. Haribhau Jagtap)
Licensor

WITNESSES:

1. Mr. Prasad Dhanawade

2. Mr. Deepak Dhadve