

This Draft is a Standard Draft as provided by the Department of Stamp and Registrations of Government of Maharashtra. Online Rent Agreement Registration are done as per this draft only where one paragraph of 150 words can be added for mentioning additional terms and conditions.

SAMPLE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	RS _____ /-	MH-----	DD/MM/YY
Registration Fee	RS _____ /-	MH-----	DD/MM/YY

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on ___ / ___ /20 at Pune

Between,

Mr/Mrs. _____ Age: About _____ Years, Occupation: _____

PAN: _____ Aadhar: _____

Residing at: Flat No: _____ Floor No: _____ Building Name: _____

Road: _____ Village: _____ City: _____ Pin Code: _____

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

AND

Mr/Mrs. _____ Age: About _____ Years, Occupation: _____

PAN: _____ Aadhar: _____

Residing at: Flat No: _____ Floor No: _____ Building Name: _____

Road: _____ Village: _____ City: _____ Pin Code: _____

(We can add multiple tenants)

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 **Residential/Non-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 _____ months (e.g.11, 12, 22, 24, 36, 48, 60) commencing from-----/-----/----- and ending on-----/-----/-----, 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/her/their aforesaid **Residential/Non-Residential** purpose 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 --- Months. (e.g. 11, 12, 22, 24, 36, 48, 60) commencing from ----/----/--- and ending on ---/---/---
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said licensed premises.
 - a) Rs. -----/- per month for the first -----months,
 - b) Rs. -----/- per month for the next ----- months,

The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License. Licensee shall also pay to the Licensor Rs. -----/- interest free nonrefundable deposit, for the use of the said Licensed premises.

- 3) **Payment of Deposit:** That the Licensee have paid/shall pay the above mentioned deposit/premium as mentioned above by
 - a) Cash Amount Rs. -----/-
 - b) Demand Draft No.--- Date---- Bank Name---Branch Name---- Amount Rs. --/-
 - c) Cheque No.----- Date----- Bank Name----- Branch Name----- Amount Rs. ----/-
 - d) Transaction Reference No.----- Date----- Bank Name----- Branch Name-----Amount Rs. -----/-

(Any one of the above transaction details to be specified)

4) Maintenance Charges:

(As decided by the parties any one of the following clauses will be selected)

- a) That the all outgoings including all rates, taxes, levies, assessment, maintenance charges, non-occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- b) That the Licensee/s herein 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/s.

5) **Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipt to Licensor indicating that the electricity bills are paid.

6) **Use:** That the Licensed premises shall only be used by the Licensee for **Residential/Non-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) **Lock-in Period:** Both the parties have agreed to set a lock-in period of ----- months during which neither the Licensor shall ask the licensee to vacate the premises, nor the licensee shall vacate the premises on his own during the lock-in period. In spite of this mandatory clause, if the licensee leaves the premises for whatsoever reason, he shall pay to the Licensor license fee for

the remaining lock-in period at the rate of agreed up on in the agreement. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if he has been asked to vacate the premises.

11) 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 Licensee 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. (Cancellation period will be one month by default, it cannot be changed)

12) 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/her/their goods and belongings. In the event of the Licensee failing and/or neglecting to remove himself/herself/themselves and/ or his/her/their 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/her/their belongings from the Licensed premises, without recourse to the Court of Law.

13) Miscellaneous: 150 words can be additionally added.

14) 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/Shop/Office/Godown/land/shed which is the subject matter of these presents)

All that constructed portion being Residential/Non-Residential unit bearing Flat/Shop No: -----
Built up (Area): ----- Square feet. Situated on the ----- Floor of a Building known as -----
standing on the plot of land bearing Survey/GAT Number ----- Road ----- Location -----
of Village ----- situated within the revenue limits of Tehsil ----- and District -----









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.

SCHEDULE- II (If Any)

(Being the correct description of Furniture and Appliances in the premise)


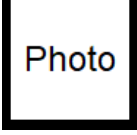
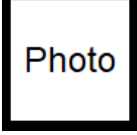
Sr. No	Item	Unit No.
1	Fan	
2	Tube Lights	
3	Bulb	
4	Bed	
5	Sofa	
6	Table	
7	Chair	
8	Cupboard	
9	Air Conditioner	
10	Electric Geezer	
11	Gas Geezer	
12	Air Cooler	
13	Water Cooler	
14	Curtains	
15	Washing Machine	
16	Other	

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature 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.

Name and Address	Photo (Photo will be captured by webcam)	Thumb Image (Biometric)
Licensor Address: _____ _____ _____		
Licensee Address: _____ _____ _____		
Witness No.1 Address: _____ _____ _____		
Witness No.2 Address: _____ _____ _____		

Admission of Execution / Identification

The following parties have admitted that they have executed the Agreement of Leave and Licenses & the identifiers have stated that they are well acquainting to the said parties. They have given their consent to, Department of Stamp and Registration, Maharashtra State to obtain their Aadhar number, Name and fingerprint for authentication with UIDAI and their identity has been verified with the UIDAI.

Type of Party, Name & UID	Date & Time of Admission	Date, Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, Aadhar No, Photo)
Licensor _____	DD/MM/YYYY HH:MM:SS	DD/MM/YYYY HH:MM:SS	Name ----- Gender --- Aadhar No. ----- 
Licensee _____	DD/MM/YYYY HH:MM:SS	DD/MM/YYYY HH:MM:SS	Name ----- Gender --- Aadhar No. ----- 
Witness-1 _____	DD/MM/YYYY HH:MM:SS	DD/MM/YYYY HH:MM:SS	Name ----- Gender --- Aadhar No. ----- 
Witness-2 _____	DD/MM/YYYY HH:MM:SS	DD/MM/YYYY HH:MM:SS	Name ----- Gender --- Aadhar No. ----- 