



OR

- That the Licensees shall pay to the Licensor License fee at the rate of 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,
  - c) Rs-----per month for the next -----months

The amount of monthly compensation shall be payable within first five days of the concerned month of Leave and License.

OR

- That the Licensees shall pay to the Licensor Rs-----per month towards the compensation and Rs-----interest free refundable deposit, for the use of the said licensed premises. The amount of monthly compensation shall be payable within first five days of the concerned month of Leave and License.

OR

- That the Licensees shall pay to the Licensor Rs-----per month towards the compensation and Rs-----interest free nonrefundable deposit, for the use of the said licensed premises. The amount of monthly compensation shall be payable within first five days of the concerned month of Leave and License.

OR

- That the Licensees 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,
  - c) Rs-----per month for the next -----months.

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

OR

- That the Licensees 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,
  - c) Rs-----per month for the next -----months.

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

### 3) Payment of Deposit:

Note:The clause 3 will depend on your selection

- That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cash. Amount Rs.\_\_\_\_\_

OR

- That the ----- has/have paid / shall pay the above mentioned deposit/premium as mentioned above by Demand Draft No.-----, dated -----, drawn from ----- Bank, ----- Branch. Amount Rs.-----

OR

- That the ----- has/have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque No. -----, dated-----, drawn on the Licensee's Banking Account with ----- Bank, ----- Branch. Amount Rs.-----

OR

- That the ----- has/have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. -----, dated-----, drawn on the Licensee's Banking Account with ----- Bank, ----- Branch. Amount Rs.-----

#### 4) Maintenance Charges:

Note:The clause 4 will depend on your selection

- 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.

OR

- That the Licensee/s 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/s

**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 \_\_\_\_\_ 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 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 upon 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, 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.

**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 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.

**13) Furniture and Appliances:** The said premises is having the Furniture and Appliances mentioned in the Schedule II. The licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition and damage, if any, caused to the said Furniture and Appliances, the same shall be repaired by the Licensee/s at its own cost subject to normal wear and tear.

**14) Miscellaneous:** \_\_\_\_\_

**15) 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 \_\_\_\_\_.

### SCHEDULE I

(Being the correct description of Flat which is the subject matter of these presents)  
 All that constructed portion being residential unit bearing \_\_\_\_ ( Apartment/Flat No. )\_\_\_\_,  
 Built-up (Area): \_\_\_\_\_, situated on the Floor of a Building known as \_\_\_\_\_  
 standing on the plot of land bearing \_\_\_\_\_  
 \_\_\_\_\_, of Village: \_\_\_\_\_, situated within the revenue limits  
 of Tehsil \_\_\_\_\_ and Dist \_\_\_\_\_ and situated within the limits of \_\_\_\_\_ 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.

### SCHEDULE II

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

	Item	Number of Units (Allow only number)
1	Fan	0 (By default 0 which can be edited )
2	Tub light	0
3	Bulb	0
4	Bed	0
5	Sofa	0
6	Table	0
7	Chair	0
8	Cupboard	0
9	Air Conditioner	0
10	Electric Geezer	0
11	Gas Geezer	0
12	Air Cooler	0
13	Water Cooler	0
14	Curtains	0
15	----- (Can be typed)	0

*LEAVE AND LICENSE AGREEMENT*

Name & Address	Photo	Thumb Impression	Digitally Signed
Licensee Name : UID: Address:	Photo	Thumb	
Licensor Name : UID: Address:	Photo	Thumb	
Witness of execution -cum- identifier for Name : UID : Address:	Photo	Thumb	
Witness of execution -cum- identifier for Name : UID : Address:	Photo	Thumb	