Leave and Licence Agreement (Maharashtra)

The Licensor grants the Licensee leave and licence to occupy the premises below. This is a licence, not a lease, and creates no tenancy.

Licensor

FULL NAME

EMAIL

PHONE

PAN

ADDRESS

Licensee

FULL NAME

EMAIL

PHONE

ADDRESS

Premises

FULL ADDRESS OF THE PREMISES

CONFIGURATION

CARPET AREA (SQ FT)

FURNISHING

CTS OR SURVEY NUMBER

SOCIETY NAME

FITTINGS AND FURNITURE PROVIDED (FANS, LIGHTS, ACS, GEYSER, BEDS, WARDROBES)

Term

LICENCE START DATE

LICENCE PERIOD

LOCK-IN (MONTHS)

Notice to end early

◯ 1 month ◯ 2 months

Rent and deposit

LICENCE FEE PER MONTH (₹)	REFUNDABLE DEPOSIT (₹)	FEE DUE BY (DAY)

Paid by

◯ Bank transfer ◯ UPI ◯ Cheque

Terms

- Use. The premises are used only as a private residence by the Licensee and their household.
- Rent. Rent is paid in advance by the due date each month. A late fee of ₹100 per day may apply after 7 days' delay.
- Deposit. The deposit carries no interest and is refunded within 15 days of handing back the keys, less unpaid dues and the cost of damage beyond normal wear and tear.
- Utilities. The Licensee pays electricity, water, gas and internet bills for the term as per meter readings recorded at move-in.
- Repairs. The Licensee handles minor repairs (bulbs, taps, fuses). The Licensor handles structural repairs, seepage and major plumbing or electrical faults.
- Access. The Licensor may visit with 24 hours' notice at reasonable times, or at once in an emergency.
- Subletting. The Licensee does not sublet or share the premises with anyone not named, without written consent.
- Police verification. The Licensee cooperates with the tenant police verification required by local rules.
- Alterations. No structural changes, painting or drilling beyond normal fittings without consent.
- Handover. At the end of the term the Licensee hands back the premises clean and in the condition received, with all keys.
- Licence, not tenancy. The Licensee gets a personal permission to use the premises and no tenancy or interest in the property.
- Society NOC. The Licensor informs the society; the Licensee follows society bye-laws.
- Registration. Both parties will complete registration (including biometrics if required) and share costs equally.

Initials

Registration in Maharashtra. Every leave and licence agreement must be in writing and registered under section 55 of the Maharashtra Rent Control Act, 1999, regardless of term, with stamp duty paid under the Maharashtra Stamp Act. Use this document to agree terms, then complete e-registration with the Department of Registration and Stamps.

General terms

- Governing law. This document is governed by the laws of India.
- Entire agreement. This document is the whole agreement between the parties on its subject and replaces earlier discussions.
- Amendments. Changes are valid only in writing signed by both parties.
- Severability. If a clause is unenforceable, the rest of the document still applies.
- Notices. Notices may be sent to the email addresses given above and take effect on delivery.

- Electronic signatures. The parties agree to sign electronically; electronic signatures and records are valid under the Information Technology Act, 2000.

Licensor

SIGNATURE

PRINTED NAME

DATE

Licensee

SIGNATURE

PRINTED NAME

DATE

Witness 1

SIGNATURE

PRINTED NAME

DATE

Witness 2

SIGNATURE

PRINTED NAME

DATE