

Leave License Agreement

THIS AGREEMENT is made BETWEEN LICENSOR Mr. / Ms /Mrs. _____ Son/Daughter/Wife /of _____ Resident of _____ AND LICENSEE Mr. / Ms /Mrs. _____ Son/Daughter/Wife /of _____ Resident of _____ ondd/mm/yyyy..... at Gurgaon.

Hereby the LICENSOR is an absolute owner to particularly described hereunder agreement whereas the LICENSEE has requested the LICENSOR to inhabit the aforesaid premises on lease for temporary period of eleven months purposely for housing accommodation for the Licensee and his family. Hereby, the LICENSOR agrees to give premises on rent to LICENSEE for the specified period of eleven months and undertaking the premises back after expiration of the previously mentioned period on behalf of the terms and conditions hereunder mentioned.

NOW THIS PREMISES IS HANDOVERED TO THE LICENSEE ARGEERING ON FOLLOWING TERMS AND CONDITIONS:

LICENSOR is the absolute owner of the Flat No. Herein given on lease In Building Situated at

1. Hereby, the Licensor agrees to let the Licensee occupy the previously mentioned premises on the basis of Leave and License for the period of Eleven months beginning fromdd/mm/yyyy
2. A sum of INR shall be paid by Licensee to Licensor for monthly compensation for the use and occupation of the said premises which shall be paid first day of every month in advance.
3. The Licensee shall be agreed to pay a sum of INR to Licensor on or before the execution of this agreement as Security Deposit which shall be Free on Interest WHEREAS the deposited Security Amount will be returned to the Licensee on the expiry of this agreement or on notice of one month in advance for vacation of premises and against vacant and peaceful possession of the said premises. Though, required sum shall be deducted as the cost of damages, fixtures, fittings, pending electricity bills, pending water bills, and other taxes.
4. The Licensee shall be agreed that the Licensor shall be having complete control over the premises given on lease and hereby, the Licensee shall not claim any right by way of sub-tenancy or any other right in any manner for leased premises.
5. The Licensee shall be agreed that he / she is occupying the said premises for temporary period of Leave and License basis therefore, he / she shall not create any right, title and interest in the said premises by way of sub-tenancy or tenancy or otherwise. With this, the License is granted to the Licensee in revocable manner, which gets terminated on completion of eleven months as stated hereinabove in this agreement with subject to terms and conditions listed in this agreement.
6. The Licensee shall be agreed that previously mentioned premises shall be used only for residential purpose and shall not be used for any other purpose. Licensee shall not use the premises for illegal activities and if he / she will do any such activities without permission of the Licensor then he / she will be fully responsible and answerable for that and agreement shall be terminated instantly thereafter without any notice. The Licensee shall also agree that he/ she will not store / supply items, such as liquor, bhang, RDX, explosives, crackers and any type of fire arms that are prohibited by any laws of the government. Additionally, the Licensee shall not allow immoral people and immoral activities to be held in the premises held on lease.
7. Both License and Licensor shall agree on fact that either the agreement can be terminated anytime by serving one month's notice period or paying one month rent in advance.
8. The License shall agree that the Licensor or his / her representative have enough rights to inspect the premises at Licensee's suitable time.
9. The Licensee shall bear all clauses of society maintenance and management agreements including regulatory clauses of local authorities and Government.

10. The Licensee shall agree that he / he will not sub-let the aforesaid premises without written permission of Licensor and if the Licensee shall do that then this Leave and License Agreement shall be terminated automatically letting the Licensee to vacate the premises immediately without any notice.
11. The Licensee shall agree that no additional enhancement or alteration will be done to the premises without written permission from Licensor. If the License is found doing any such alteration / enhancement then this Leave and License Agreement shall be terminated automatically letting the Licensee to vacate the premises immediately without any notice
12. Sum of INR shall be deducted from the security amount if the occupied premises will be left before eleven months without any notice period.
13. All kind of furniture and other items of daily need provided with premises are an integral part of this agreement; therefore, the same must be handover to Licensor in same condition as provided on termination of the agreement.
14. Both License and Licensor are bounded by the terms and conditions of this agreement.
15. The Licensor shall pay all taxes during tenancy period.
16. The Licensee shall pay water / electricity / telephone bills whilst the Licensor shall pay all maintenance charges to the concerned authority.
17. The Licensee should handover the premises to the Licensor on or before the expiry of the agreement. In case, the License cannot handover the premises, he / she shall pay INR to Licensor as per day compensation along with monthly rent. However, paying compensation / penalty does not mean to continuously occupy the premises on termination of the license.
18. The License cannot sub-lease the premises or has any other rights, titles, and interest into or upon the said premises in favor of the licenses so hereby the Licensee agrees that in no circumstances he / she shall claim any right of tenancy to premises held on rent.
19. The Licenses shall agree to handover any mail related to the Licensor to him / her without any delay.
20. If the License gets failed to use the premises for residential purposes only or commit any violation of the terms and conditions of this leave and lease agreement then this agreement shall be terminated with immediate effect.
21. The License shall handover the aforesaid premises to the Licensor on completion of the agreement.
22. Both the parties shall agree that the agreement can be terminated with 30 days notice period.
23. The License and Licensor shall agree that all communication/correspondence between them shall be made at the addresses specified in this agreement and the same shall be intimated to each other in writing.

Both the parties hereby sign the agreement on behalf of aforesaid terms and conditions on in witness of...

IN WITNESS WHEREOF THIS LEAVE & LICENSE AGREEMENT is signed and sealed by the within named parties in the presence of the following witnesses:

Signed by

 (The Licensor)
 In Presence of
 1.....
 2.....

Signed by

 (The Licensee)
 In presence of
 1.....
 2.....

