

STAMP PAPER / E-STAMP

Non-judicial stamp paper or e-stamp certificate of value Rs. _____ as applicable in the State of _____

E-stamp certificate No. _____ Date of issue _____

Stamp duty depends on the State and the type of document. Confirm the correct value before printing.

LEAVE AND LICENCE AGREEMENT

This Leave and Licence Agreement is made at Mumbai on 25 October 2026
BETWEEN Sanjay Deshpande, S/o Shri Vasant Deshpande, residing at B-7, Shree Ganesh CHS, Dadar West, Mumbai 400028 (the "Licensor") AND Neha Kulkarni, D/o Shri Prakash Kulkarni, residing at Plot 21, Shivaji Nagar, Kolhapur, Maharashtra 416001 (the "Licensee").

The Licensor is the owner of Flat No. 504, fifth floor, Sea Breeze CHS, Prabhadevi, Mumbai 400025, carpet area about 550 square feet (the "Licensed Premises") and has agreed to allow the Licensee to use it on leave and licence basis, on the following terms:

1. Nature: This is a licence only. It does not create any tenancy, lease or other interest in the Licensed Premises in favour of the Licensee, and the legal possession remains with the Licensor.
2. Period: 11 months from 1 November 2026.
3. Licence fee: Rs. 45,000 (Rupees forty-five thousand only) per month, payable in advance by the 5th of each month.
4. Deposit: Rs. 1,50,000 (Rupees one lakh fifty thousand only), interest free, refundable on the Licensee vacating, after adjusting dues.
5. Charges: Electricity and gas by the Licensee as per actual use. Society maintenance and property tax by the Licensor.
6. Use: Residential use by the Licensee and immediate family only. No subletting or transfer.
7. Society rules: The Licensee shall follow the bye-laws and rules of the housing society.
8. Termination: Either party may end this licence by giving one month written notice. On expiry or termination the Licensee shall vacate and hand over the Licensed Premises.
9. Registration: The Licensor and Licensee shall complete registration of this agreement where required by the law of the State.

Licensor

Sanjay Deshpande

Licensee

Neha Kulkarni

WITNESSES

1. Name: _____

2. Name: _____

Address: _____

Address: _____

Signature: _____

Signature: _____

REGISTRATION ENDORSEMENT (where required)

Presented at the office of the Sub-Registrar _____ on _____

Registered as Document No. _____ Book No. _____ Volume _____

Registration fee and stamp duty as per the rules of the State: _____

Drafting note: In Maharashtra, section 55 of the Maharashtra Rent Control Act, 1999 requires leave and licence agreements to be in writing and registered, and puts the responsibility on the landlord. Online registration is offered through the State's registration department.

FORMALITIES (complete only where required)

Notarised / attested on _____ by _____ Registration No. of notary _____