

LEAVE AND LICENCE AGREEMENT

THIS AGREEMENT of Leave and Licence ("**Agreement**") is executed at Mumbai this ____ day of _____

BETWEEN

(1) _____ (PAN: _____) aged _____ years; adult Indian Inhabitants, residing at _____, hereinafter collectively referred to as "**the Licensors**" of the **ONE PART**;

AND

(1) _____ (PAN: _____) aged _____ years; adult Indian Inhabitants, currently residing at _____ and having their office at _____, hereinafter collectively referred to as "**the Licensees**" of the **OTHER PART**.

(The Licensors and the Licensees are hereinafter individually referred to as "**Party**" and collectively referred to as "**Parties**")

WHEREAS:

- A. The Licensors are the absolute, lawful and exclusive owners and are seized and possessed of and otherwise well and sufficiently entitled to the flat being Flat No. _____ admeasuring _____ sq. ft. (equivalent to _____ sq. mtrs) carpet area, consisting of [1 hall, ___ bedrooms, 1 kitchen, 1 servants room with attached toilet], situated on the _____th floor of the building known as “ _____ ” (“**the said Building**”) situated on the plot bearing C.T.S. No. _____ and _____, Village _____ together with _____ (_____) stilt car parks, bearing number _____ (“**the said Car Parks**”), along with the furniture and fixtures mentioned in Annexure 1 hereto (“**the Licensed Premises**”). The Licensed Premises are more particularly described in the **First Schedule** hereunder written;
- B. The Licensees being in need of a residential accommodation have approached the Licensors with a request to grant to them a license to use and occupy the Licensed Premises on an “as is where is” basis, for the purpose set out hereinafter, on leave and licence basis permissible under Section 24 of the Maharashtra Rent Control Act, 1999 (MAH.18 of 2000) (“**the said Act**”), for a period of ___ years (i.e. ___ months), which the Licensors have agreed to do for the monthly compensation and on the terms and conditions hereinafter appearing;
- C. The Licensees have represented to the Licensors that the use and occupation of the Licensed Premises as hereinafter stated shall be strictly for residential purpose of the Licensees only and in compliance with and as contemplated under Section 24 of the said Act; and
- D. Pursuant to negotiations in this regard, the Licensees have agreed to take the Licensed Premises on leave and licence basis from the Licensors, on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. GRANT OF LICENCE:

1.1 The Licensors hereby grant to the Licensees and the Licensees hereby accept from the Licensors, a license ("**License**") to use and occupy the premises being Flat No. _____ admeasuring _____ sq. ft. (equivalent to _____ sq. mtrs) carpet area, consisting of [_____ hall, _____ bedrooms and 1 kitchen], situated on the _____th floor of the building known as " _____ " ("**the said Building**") situated on the plot bearing C.T.S. No. _____ and _____, Village at _____ Road, _____, together with _____ (_____) stilt car parks bearing number _____ ("**the said Car Parks**"), along with the furniture and fixtures mentioned in Annexure 1 hereto ("**the Licensed Premises**"). The Licensed Premises are more particularly described in the **First Schedule** hereunder written.

2. TENURE AND RENEWAL OF THE LICENSE:

- 2.1 In consideration of the Licence mentioned herein and in consideration of the due observance of the terms and conditions set out herein by the Licensees, the Licensors hereby grant the License of the Licensed Premise to the Licensees and the Licensees hereby accept from the Licensors, the License to use and occupy the Licensed Premises along with the furniture and fixtures therein (and as more particularly described in Annexure 1 hereto) for a period of _____ years (i.e. _____ months) ("**License Period**") commencing on _____ and ending on _____ (both dates inclusive).
- 2.2 The License may, at the sole option of the Licensors, be renewed after the expiry of the License Period, on such terms and conditions as the Licensors may, in their sole discretion, deem fit.

3. LICENSEES LOCK-IN PERIOD:

- 3.1 It has been expressly agreed by and between the Parties hereto that the Licensees shall, under no circumstance, be entitled to terminate this Agreement, for the initial period of _____ (_____) months commencing from _____ and ending on _____ (both dates inclusive) ("**Licensees Lock-in Period**").

3.2 If the Licensees terminate this Agreement prior to the expiry of the Licensees Lock-in Period, then the Licensees shall, in addition to the payment of License Fee (as defined below) upto the date of such termination, be liable to pay the Licensors the License Fee for the entire remaining term of the Licensees Lock-in Period. On the failure of the Licensees to make good such payment, the Licensors shall have the right to adjust the License Fee for the remaining term of the Licensees Lock-in Period from the Security Deposit (as defined below) and the Licensees shall continue to be liable to the Licensors for the balance of the License Fee and also incase of any damage towards the Licensed Premises alongwith the furniture and fixtures therein (and as more particularly described in Annexure 1 hereto), if any.

4. LICENSE FEE:

4.1 During the Licensees Lock-in Period, the Licensees agree and undertake to pay to the _____ Licensors a monthly license fee of Rs _____/- (Rupees _____ Only) ("**License Fee**"), for the exclusive use, enjoyment and occupation of the Licensed Premises, subject to deduction of tax at source ("**TDS**"). It is hereby clarified that the License Fee is inclusive of any charges for use of the furniture and fixtures mentioned in **Annexure 1** hereto.

4.2 The Licensees shall pay the Licensee Fee for the Licensees Lock-in Period in equal proportion by issuing post-dated cheques in the name of Mr. _____ ("**License Fee Cheques**"), simultaneously against execution of this Agreement The License Fee Cheques for the Licensees Lock-in Period, shall be paid as under:

_____ post-dated cheques for Rs. _____/- (Rupees _____ Only) (i.e. Rs. _____/- (Rupees _____ Only) less TDS of Rs. _____ (Rupees _____ Only) shall be issued by _____ in favour of _____;

4.3 After the expiry of the Licensees Lock-in Period and in case of renewal of the Licence after the expiry of the License Period, the License Fee shall be increased by _____% over and above the present License Fee namely, Rs.

_____/- (Rupees _____ Only) per month from _____ till the expiry of the agreed License Period. The Licensees shall provide post-dated cheques (after TDS) for the license fee payable for the period from _____ till the expiry of the agreed License Period as under:

___ post-dated cheques for Rs. _____/- (_____ Only) (i.e. Rs. _____/- (Rupees _____ Only) less TDS of Rs _____/- (Rupees _____ Only)) shall be issued by _____ in favour of _____;

- 4.4 In the event that any of the post-dated cheques (for the particular month that they accrue for), do not clear on being deposited by the Licensors, then the Licensees shall, without prejudice to the Licensors' right of termination and all other rights and remedies available to the Licensors under this Agreement and in law or otherwise, be liable to pay the Licensors the applicable Licence Fee by issuing a cheque in respect of the relevant month along with interest calculated at the rate of _____% per annum of the License Fee, from first day of the calendar month from which the applicable License Fee is due until the actual payment thereof.
- 4.5 In relation to the License Fee, the Licensees shall provide the Licensors with TDS certificates, within _____ (_____) days from the end of each quarter.
- 4.6 If service tax, value added tax and / or any other taxes, cess or impositions is / are leviable on the transaction contemplated herein, then such tax shall be borne and paid by the Licensees alone, and the Licensees shall indemnify the Licensors against any claim or demand in this regard as also against any expense which the Licensors may have to incur or suffer as a result of such claim or demand, even though this Agreement may have lapsed for whatever reason.

5. REFUNDABLE SECURITY DEPOSIT:

- 5.1 The Licensees shall, simultaneously against execution of this Agreement, pay to the Licensors, a sum of Rs. _____/- (Rupees

- _____ Only) as and by way of an interest free refundable security deposit (“**the Security Deposit**”) for the due compliance by the Licensees of the terms and conditions of this Agreement, which amount shall remain deposited with the Licensors during the subsistence of this Agreement.
- 5.2 The Licensors shall have the right to hold the Security Deposit for the tenure of the License or till the earlier termination thereof (as the case may be) and the Licensors shall (subject to the provisions of clauses 3.2, 5, 6, 9, 12.2 herein) repay the Security Deposit to the Licensees, free of interest, at the end of the term of the License, or earlier termination (as the case may be), simultaneously against the Licensees handing over quiet, vacant and peaceful possession of the Licensed Premises to the Licensors in the same condition as it is granted.
- 5.3 It is further agreed by and between the Parties hereto that on the expiry or earlier termination of the Licence, the Licensors shall refund (without interest) the Security Deposit after deducting therefrom any amount due and payable by the Licensees to the Licensors including but not limited to unpaid Essential Service Charges (defined below), arrears of Licence Fee, etc. simultaneously against the Licensees removing themselves along with all their articles, goods and equipments from the Licensed Premises and giving quiet, peaceful and vacant possession thereof to the Licensors in the same condition as it is granted.
- 5.4 If on the expiry or earlier termination, as the case may be, of the License hereby granted, the Licensees fail, neglect or are otherwise unable to hand over quiet, vacant and peaceful possession of the Licensed Premises to the Licensors despite the Licensors confirming their readiness and willingness to refund and repay the Security Deposit to the Licensees simultaneously with the Licensees handing over quiet, vacant and peaceful possession of the Licensed Premises to the Licensors in the same condition as it is granted, then:
- i. the Licensor shall be entitled to receive from the Licensees damages at the rate of [Rs. _____/- (Rupees _____ Only)] for each day of unauthorised use and occupation by the Licensees

of the Licensed Premises, which shall be without prejudice to the rights available to the Licensors under this Agreement and in law or otherwise. The Licensees agree that the quantum of damages payable by the Licensees to the Licensors as set out in this sub- clause (i) is a genuine pre-estimate of the damages likely to be suffered by the Licensors;

- ii. the Licensors shall be entitled to continue to hold the Security Deposit free of interest and to deduct / adjust / set-off all or any of the aforesaid amounts and / or the other payments required to be made by the Licensees under this Agreement (including, if required, the cost to restore the Licensed Premises to the same condition as it is granted), until the Licensees hand over quiet, vacant and peaceful possession of the Licensed Premises to the Licensors. Against the Licensees, handing over quiet, vacant and peaceful possession of the Licensed Premises to the Licensors in the same condition as it is granted, the Licensors shall refund to the Licensees the balance amount, if any, remaining from the Security Deposit after such deductions / adjustments / set-off; and
- iii. the Licensees, their servants, visitors, invitees, etc. shall be considered as illegal occupants of the Licensed Premises and on the Licensees' failure to vacate the Licensed Premises, the Licensors shall be entitled to remove them and also prevent them from entering into the Licensed Premises, as also remove the articles and things of the Licensees that may be lying in the Licensed Premises, at the risks and costs of the Licensees and without the Licensors being liable for any loss and / or damage whatsoever.

6. **ESSENTIAL SERVICE CHARGES:**

- 6.1 In addition to the License Fee payable by the Licensees to the Licensor as provided in clause 4 above, the Licensees shall also pay directly to the concerned authority (and the Licensors shall under no circumstance be liable for the same) all charges for electricity, water, telephone, gas, internet, cable connection and charges for other services consumed in the Licensed Premises ("**Essential Service Charges**") on an actual basis. At the time of expiry or earlier termination or cessation of this Agreement, the Licensees shall provide evidence of due payment of the Essential Service Charges to

the Licensors. All unpaid Essential Service Charges shall give rise to claim by the Licensors against the Licensees and the Licensors shall be entitled to deduct the amount of such unpaid Essential Service Charges from the Security Deposit in the manner set out in clause 5 above and the Licensees shall continue to be liable to the Licensors for the balance Essential Service Charges, if any.

6.2 The Licensors alone shall bear and pay all past, present and future municipal, property and sewerage tax and maintenance charges in respect of the Licensed Premises to the concerned authorities.

6.3 The Licensees shall jointly and severally be responsible for, and shall bear and pay the cost and expenses for, the repair and maintenance including but not limited to annual maintenance charges of the furniture and fixtures (including but not limited to television sets, projector, screen, air-conditioners, refrigerator, etc.) mentioned in Annexure 1 hereto.

7. LICENSORS COVENANT AS UNDER:

7.1 The Licensors alone shall, during the License Period, bear and pay all past, present and future municipal, property and sewerage tax and maintenance charges in respect of the Licensed Premises to the concerned authorities.

7.2 The Licensors shall obtain the no-objection certificate from _____ Co-operative Housing Society Ltd., a co-operative society formed for the said Building and registered under the Maharashtra Co-operative Societies Act, 1960 ("**the said Society**"), in respect of the License in favour of the Licensees and the Licensees shall provide full co-operation to the Licensors, in this regard.

7.3 Upon the Licensees performing and observing the terms, conditions and stipulations herein contained, the Licensees shall during the License Period, be entitled to use and occupy the Licensed Premises without any hindrance / interference or demand from the Licensors or any person / s lawfully or equitable claiming by, from, under, through or in trust for them apart from as provided under this Agreement; and

7.4 The Licensors have the full right and authority to enter into this Agreement and observe and perform the terms hereof and they have not done anything that would prevent or disentitle them from doing so.

7.5 The Licensees shall be entitled to install their name board in place of the existing name board at the entrance of the Licensed Premises and the main entrance door should not be utilised for the same.

8. LICENSEES COVENANTS AS UNDER:

8.1 The Licensed Premises will be occupied by the Licensees only solely for their residence and the said Car Parks shall be utilized for parking cars owned by the Licensees only.

8.2 The Licensees shall not carry out or cause to be carried out in the Licensed Premises, any acts or activities which are obnoxious, anti-social, immoral, improper or illegal or which may cause nuisance or annoyance to the Licensors or the other occupants of the said Building or which may prejudice the rights of the Licensors as the owners of the Licensed Premises or of any portion thereof.

8.3 On the expiry or earlier termination of the Licence as provided hereinabove, the Licensees shall remove themselves from the Licensed Premises and hand over the quiet, vacant and peaceful possession thereof to the Licensors in the same condition as it is granted;

8.4 The Licensees shall observe and perform the rules, regulations, bye-laws and conditions of the said Society, the MCGM and / or any other authority from time to time in force for use and occupation of the Licensed Premises.

8.5 The Licensees, their servants, visitors, invitees, etc. shall not do or omit or suffer to be done anything whereby the Licensors' right in the Licensed Premises is jeopardised, forfeited or extinguished.

8.6 The Licensees shall not carry out any work of additions, alterations, renovations, structural changes, construction and / or re-construction whatsoever of a permanent nature into or upon the Licensed Premises or any part thereof.

- 8.7 The Licensees shall not store or bring upon the Licensed Premises or any part thereof, any hazardous and / or dangerous articles of inflammable or combustible nature nor shall the Licensees do or permit, cause or suffer to be done any act in the Licensed Premises whereby the insurance of the Licensed Premises is affected or which may render the Licensors liable to pay extra or excess insurance premium.
- 8.8 The Licensees shall use the Licensed Premises in a careful and responsible manner and shall make good the Licensors all such damages or loss as the Licensors may sustain by any act or omission of the Licensees, their servants, visitors, invitees, etc. to the Licensed Premises or any part thereof.
- 8.9 The Licensees shall permit the Licensors or their agents or representatives at all reasonable times during the License Period to enter upon the Licensed Premises for inspecting the state and condition of the same after receiving 24 (twenty four) hours prior notice thereof from the Licensors.
- 8.10 The Licensees shall pay to the Licensors, the License Fee by post-dated cheques in the manner and proportion set out in clause 4 above (time being of the essence) for and during the License Period.
- 8.11 The Licensees, their servants, visitors, invitees, etc. shall not throw any refuse or garbage or dirt out of the Licensed Premises, either in the passage or the staircase or the landings or the compound of the said Building.
- 8.12 The Licensees shall not change the lock or locking device on the main entrance door of the Licensed Premises without the prior written consent of the Licensors and in such an event, the Licensees shall forthwith give the Licensors one set of keys to the changed lock or locking device.
- 8.13 The Licensees shall keep and maintain the Licensed Premises and Licensors' furniture and fixtures in the Licensed Premises (more particularly described in Annexure 1 hereto) in good order and condition and shall upon the expiry or earlier termination of this Agreement, as the case may be, hand over and deliver quiet, vacant and peaceful possession

of the Licensed Premises and Licensors' furniture and fixtures in the Licensed Premises to the Licensors in the same condition as they were granted.

- 8.14 The Licensees shall not, at any time during the License Period encumber, charge, mortgage, sub-license, part with possession or create any third party right of whatsoever nature in or to the Licensed Premises or any part thereof or transfer and / or assign the benefit of this License or any part thereof to any third person.
- 8.15 The Licensees will be jointly and severally be liable to the Licensors for any breach committed by them, for no such fault of the Licensors, in respect of this Agreement.
- 8.16 The Licensees have agreed to jointly enter into this Agreement and shall jointly and severally be liable to perform the obligations of the Licensees hereunder.

9. RENOVATIONS, INSTALLATIONS AND REPAIRS:

- 9.1 Notwithstanding what is mentioned herein, the Licensees may bring their own furniture, fixtures and equipments in the Licensed Premises and make, fix or install additional fittings or fixtures as they deem fit in the Licensed Premises from time to time (without any external cable, wiring or structural alterations of a permanent nature) including shelves, screens, racks, etc. However, this liberty shall not entitle the Licensees to remove any such fittings, furniture, fixtures, installations, etc. mentioned in Annexure 1, at any time during the License Period. In the event that the condition of the Licensed Premises requires repair to have it returned to the original condition before the License Period, then such repair costs will be borne by the Licensees or shall be appropriated in the manner mentioned under clause 5 of this Agreement.

10. TERMINATION:

- 10.1 The License granted to the Licensees shall, unless terminated earlier, expire by efflux of time on _____.

10.2 Notwithstanding anything contained in this Agreement and in clause 10.1 above, it is expressly agreed that if the Licensees fail, neglect or is otherwise unable to make payment of the License Fee as specified in clause 4 above, in that event, without prejudice to any other rights and obligations of the Licensors under this Agreement and / or under law, the Licensors shall be entitled to forthwith terminate this Agreement.

10.3 The Licensors shall, at any time during the License Period, have the right to terminate this Agreement by giving the Licensees ____ (_____) English calendar months' notice in writing. In the event of any or both of the Licensees committing any breach of the terms and conditions of this Agreement and if the Licensees fail to remedy or make good such breach within a period of ____ (_____) days from the day of receipt of such notice in writing from the Licensors, then in that event, without prejudice to the other rights and remedies of the Licensors under this Agreement and / or under law, the Licensors shall be entitled to terminate this Agreement forthwith and the Licence Period herein shall, upon such termination, be deemed to have come to an end without any further notice to the Licensees.

10.4 On expiry of the Licensees Lock-in Period, the Licensees shall have the option to terminate this Agreement, by giving the Licensors ____ (_____) English calendar months prior notice in writing. In that case, the Licensees shall hand over quiet, vacant and peaceful possession of the Licensed Premises to the Licensors in the same condition as it was granted.

11. INDEMNIFICATION:

11.1 The Licensees shall, irrevocably, unconditionally, jointly and severally indemnify the Licensors against any actions, suits, proceedings and all costs, charges, expenses, losses and / or damages that may be incurred, suffered, caused to or sustained by the Licensors by reason of any false representation by the Licensees, breach of this Agreement by the Licensees, non-observance and / or non-performance of the Licensees obligations to be observed and performed by them under this Agreement.

12. MISCELLANEOUS:

12.1 The Licensors and the Licensees agree that:

- i. The Licence to use and occupy the Licensed Premises hereby granted to the Licensees is purely personal in nature to the Licensees and is not transferable.
- ii. The Licensors shall deliver the keys to the main door of the Licensed Premises to the Licensees, to enable the Licensees to enter and use the Licensed Premises. The Licensors shall, throughout the License Period, retain the original set of keys to, and have full control over, and shall be in deemed possession of, the Licensed Premises.
- iii. This Agreement shall be governed by the said Act.
- iv. Irrespective of any change in law, nothing herein contained shall be construed as creating any right, lease, easement, tenancy or sub-tenancy or any right in the nature of tenancy or any other right, title or interest of whatsoever nature in favour of the Licensees in or over or upon the Licensed Premises other than the permissive right of use hereby granted, juridical possession of the Licensed Premises at all times remaining with the Licensors.
- v. It is the express intention of the Parties that this Agreement shall be a mere license to use and occupy the Licensed Premises for residential purposes only upon the terms and conditions herein contained.

12.2 The Licensors shall not be responsible or liable for any theft, loss, breakage, damage or destruction of any property of the Licensees in the Licensed Premises or in the said Building nor for any bodily injury or death to any person in the Licensed Premises or in the said Building from any cause whatsoever. But, in case of any theft, loss, breakage, damage or destruction of any property of the Licensors in the Licensed Premises as mentioned in Annexure 1, the Licensors shall be entitled to deduct the said cost of damages incurred from the Security Deposit provided by the Licensors in the manner stipulated under clause 5 of this Agreement and the Licensees shall be liable for the balance amount, if any.

13. NOTICE:

13.1 Any notice sent under this Agreement by a Party to the other Party shall be deemed to be validly served if sent by registered A.D. post or hand delivery duly acknowledged at the respective addresses of the Parties herein below mentioned or at their last known address.

LICENSORS: Any notice sent to the below mentioned name and address shall be deemed to have been given to the Licensors collectively:

Name: _____

Address:

Attention: _____

LICENSEES: Any notice sent to the below mentioned name and address shall be deemed to have been given to both the Licensees collectively:

Name: _____

Address:

Attention: _____

14. WAIVER:

14.1 Any delay tolerated or indulgence shown by either Party in enforcing the terms, conditions, covenants, agreement, stipulations and / or provisions herein mentioned, or any forbearance or extending any time periods set out under this Agreement shall not be treated or construed as a waiver on the part of either Party of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and / or provisions mentioned herein by a Party, nor shall the same in any manner prejudice the rights and interests of either Party.

15. FORCE MAJEURE:

15.1 If at any time during the subsistence of this Agreement, the Licensed Premises are destroyed by fire, tempest, earthquake, hurricane, accident, act of God, war or due to any other cause beyond the control of the Licensors and not caused by acts or omissions of the Licensees, such that the Licensed Premises become unfit for use or occupation in terms of this Agreement, then in such case, the Licensees shall promptly inform the Licensors of such event and the cause for the same. If the Licensed Premises become unfit for use or occupation for more than ____ (_____) days, then the Licensees shall have the option to put an end to this Agreement forthwith on notifying the Licensors and the Licensors shall, subject to the terms of this Agreement, be obliged to refund the Security Deposit in accordance with the terms of this Agreement, within a period of ____ (_____) days of the date of the notice.

16. STAMP DUTY, REGISTRATION AND OTHER CHARGES:

16.1 It is agreed by and between the Parties hereto that the stamp duty and registration charges on this Agreement shall be borne and paid by the Licensees only.

16.2 The Parties shall bear and pay the professional fees and charges of their respective legal advisors and consultants.

16.3 The original of this Agreement shall be retained by the Licensors and one duplicate by the Licensees.

17. GOVERNING LAW AND JURISDICTION:

17.1 This Agreement and the relationship between the Parties hereto shall be governed by, and interpreted in accordance with, the laws of India.

17.2 The Courts in Mumbai, India alone shall have the exclusive jurisdiction in respect of any dispute arising out of this Agreement.

18. PAN:

1. The PAN of the Licensors is as below:

i. _____:

2. The PAN of the Licensees is as below:

i. _____ - _____

www.spaciorealtors.com

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Licensed Premises)

Flat No. _____ admeasuring _____ sq. ft. (equivalent to _____ sq. mtrs)
carpet area, consisting of [1 hall, _____ bedrooms and 1 kitchen], situated on the
_____ th floor of the building known as “_____” situated on the plot
bearing C.T.S. No. _____ and _____, Village _____ at
_____ Road, _____, together with _____ (_____) stilt car
parks, jointly bearing number _____, along with the furniture and fixtures
mentioned in Annexure 1 hereto.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their hands on the day, month and year hereinabove written.

SIGNED AND DELIVERED BY
the withinnamed Licensors

1. _____

in the presence of

SIGNED AND DELIVERED BY
the withinnamed Licensees

1. _____

in the presence of

www.spaciorealtors.com

ANNEXURE 1
(List of furniture/fixtures)

www.spaciorealtors.com

RECEIPT

Received on this _____ day of _____, of and from the within named Licensees viz, _____, a sum of Rs. _____/- (Rupees _____ Only) in the amounts Rs. _____/- (Rupees _____ Only) from Mr. _____ vide cheque no. _____ in favour of _____ drawn on _____ and Rs. _____/- (Rupees _____ Only) from _____ vide cheque no. _____ in favour of Mr. _____ drawn on _____, being the Security Deposit for the period _____ to _____.

I SAY RECEIVED
(on behalf of the Licensors)

LICENSOR

Date:

Place:

DATED THE _____ DAY OF _____

BETWEEN

MR. _____ AND MRS. _____
("LICENSORS")

AND

MR. _____ AND MRS. _____
("LICENSEES")

LEAVE AND LICENCE AGREEMENT