

# RENTALMENT

Agreement ID: sample-mh-001

Generated: 20 Feb 2026 16:30 UTC

## LEAVE AND LICENSE AGREEMENT (Residential)

This is a professionally formatted rent agreement for execution between the landlord and tenant named below. State stamp duty and registration requirements may apply.

Agreement Version	1
State	MH
Agreement Type	Leave and License
Document Generated	20 Feb 2026 16:30 UTC

### 1. Parties

The following parties agree to the terms of this rent agreement:

#### A. Landlord

Full Name	Rahul Mehta
Phone	+919876543210
Email	-
Identity Reference	-

#### B. Tenant

Full Name	Priya Sharma
Phone	+919812345678
Email	-
Identity Reference	-

### 2. Property and Commercial Terms

Property Address	Flat 1203, Skyline Towers, Andheri East, Mumbai
Jurisdiction City	Mumbai
Monthly Rent	INR 42,000
Security Deposit	INR 1,25,000

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<b>Rent Due Day</b>	Day 5 of each month
<b>Agreement Start Date</b>	22 Feb 2026
<b>Agreement End Date</b>	23 Jan 2027
<b>Annual Escalation</b>	8%

## 3. State Readiness and Compliance Guidance

<b>Registration Requirement</b>	Complete registration via IGR MH Leave & License 2.0 portal.
<b>Registration Guidance</b>	Registration is required for Leave & License agreements in Maharashtra via IGR portal.
<b>Stamp Duty Basis</b>	As per IGR Maharashtra Leave & License 2.0 calculator.
<b>Stamp Duty Estimate</b>	INR 1,750

### Mandatory Clause Checklist

- This agreement is intended as a Leave and License arrangement and does not create tenancy or leasehold rights. The Tenant shall not claim any right, title, or interest in the premises beyond the permissive occupancy granted for the agreed term.
- The parties acknowledge that the Landlord permits the Tenant to occupy the premises for residential use for the stated period, subject to these terms, and the Tenant shall vacate peacefully on expiry/termination.
- Maharashtra registration process: Parties should complete registration on the IGR Maharashtra Leave & License portal and follow the portal's fee calculation for stamp duty and registration charges.

Compliance summary is guidance, not legal advice. Verify final stamp duty and registration requirements before execution.

## 4. Terms and Conditions

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1. Legal framing (Maharashtra): This agreement is intended as a Leave and License arrangement for residential use and does not create tenancy, leasehold, or any transferable interest in the premises. The Tenant's occupancy is permissive and limited to the term stated.
2. This agreement is intended as a Leave and License arrangement and does not create tenancy or leasehold rights. The Tenant shall not claim any right, title, or interest in the premises beyond the permissive occupancy granted for the agreed term.
3. The parties acknowledge that the Landlord permits the Tenant to occupy the premises for residential use for the stated period, subject to these terms, and the Tenant shall vacate peacefully on expiry/termination.
4. Maharashtra registration process: Parties should complete registration on the IGR Maharashtra Leave & License portal and follow the portal's fee calculation for stamp duty and registration charges.
5. This leave and license agreement commences on 22 Feb 2026 and remains in force until 23 Jan 2027 unless terminated earlier as per this document.
6. Tenant shall pay monthly rent of INR 42,000 on or before day 5 of each calendar month.
7. Tenant has paid/shall pay a refundable security deposit of INR 1,25,000, subject to deductions for lawful dues or damages.
8. Premises shall be used only for lawful residential purposes. Commercial, illegal, or nuisance-causing usage is prohibited.
9. Tenant shall keep the premises, fittings, and fixtures in reasonable condition, subject to normal wear and tear.
10. Landlord shall be allowed reasonable inspection access with prior notice, except in emergencies.
11. Tenant shall not sub-let, assign, or part with possession without written consent from landlord.
12. Utility bills, society dues, and charges specifically assigned to tenant shall be paid on time by tenant.
13. Any material alteration to the premises requires landlord's prior written consent.
14. Rent escalation of 8% applies on annual renewal unless mutually waived in writing.
15. Delay in rent payment may trigger reminder notices and late-payment communication workflows.
16. Either party may terminate by serving written notice as mutually agreed in the applicable state format.
17. Disputes should first be resolved amicably. Failing resolution, parties may seek remedy under applicable law.
18. State-specific stamp duty and registration obligations must be completed by responsible party/parties.
19. Digital notices and reminders are convenience communications and do not replace legal advice.

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## 5. Execution and Signature Block

Both parties acknowledge that they have read and understood the clauses above. By signing, they agree to comply with the terms and obligations recorded in this agreement.

<b>Landlord Signature</b> <hr/> Rahul Mehta	<b>Tenant Signature</b> <hr/> Priya Sharma
<b>Witness 1</b> <hr/> Name / Signature	<b>Witness 2</b> <hr/> Name / Signature

## 6. Digital Audit Trail

<b>Payment Reference</b>	-
<b>Razorpay Order ID</b>	-
<b>eSign Provider</b>	Digio
<b>eSign Document ID</b>	-
<b>Sign Status</b>	pending
<b>Storage Path</b>	-
<b>Generated At (UTC)</b>	2026-02-20T16:30:54.418Z

Document hash is generated and stored by the backend after PDF persistence. Use agreement status API for authoritative hash verification.

**Annexure A - Move-in Inventory and Handover**

This annexure can be completed at move-in to record delivered assets and condition notes. Update digitally and retain with the agreement record.

<b>Property Address</b>	Flat 1203, Skyline Towers, Andheri East, Mumbai
<b>Handover Date</b>	22 Feb 2026
<b>Electricity Meter Reading</b>	To be filled at move-in
<b>Water Meter Reading</b>	To be filled at move-in
<b>Number of Keys Handed Over</b>	To be filled at move-in
<b>Furniture/Appliances Condition</b>	To be filled at move-in
<b>Other Notes</b>	To be filled at move-in

Automated notices and reminders generated by Rentalment are convenience communications and do not constitute legal advice.