

LICENSE AGREEMENT

THIS LICENSE DEED is made and executed at Bangaluru on the **1st day of Aug** 2018.

BETWEEN

Mr. Rahmathulla Maqsood, Owner of the house bearing No 86,1BHK, Ground floor. BTM 4th Stage 2nd Block. Behind SBI Bangaluru-560076, hereinafter referred to as the **LICENSOR (ONE PART).**

AND

Mr.N. Niranjan. son of Mr. Rajendra Naidu, (Aadhar No 716383134100.). Address, No 1-22, A-Golla Palli, Aragonda, Chittoor, Andhra Pradesh 527129 India. Working at CONTINU SERVE , Ozone Tech Park, Block A , Southwing ,Groung Floor, # 56/18 Hongasandra village, Begur, Hobli, Garvebhavi Palya, Hosur Road, Bangalore 560068 Office no 080 42058030-34 hereinafter referred to as the **LICENSEE (OTHER PART).**

WITNESSETH AS HEREUNDER.

WHEREAS the LICENSOR is the owner of the House of 1BHK (i.e.1 Bedroom, Hall , Kitchen + service area in backyard) of type Semi furnished, more Clearly defined in SCHEDULE given at the end of this deed, located at Ground Floor of House No 86, BTM 4th Stage, 2nd Block, Vijaya Bank Layout , Behind SBI Near R.T.O Office - Bangalore - 560076.

Parking place for one number Scooter or Motorcycle will be provided. Parking 4 wheeler or 3 wheeler not allowed.

WHEREAS the LICENSEE is desirous of obtaining on LICENSE FEE accommodation of the the said SCHEDULE PREMISES for a period of 11 months with effect **from 1st day of Aug 2018** for the own use **for residing with his wife**, the whole of the 1 BHK, as Semi Furnished house; and has therefore approached the LICENSOR to grant on LICENSE the said SCHEDULE PREMISES.

The maximum number of renewals allowed on this agreement is 1 renewal. That means the LICENSEE will not be allowed to continue to stay in the said premises after a maximum of 22 months on this agreement. In-case, if the LICENSEE wants to continue his stay, it can be possible only with a new agreement with new terms and Fee which will be set by the LICENSOR.

The LICENSOR has agreed to give on License and the LICENSEE has agreed to take on License the said SCHEDULE PREMISES for LICENSE FEE, on terms and conditions hereinafter appearing.

1. The **LICENSOR** confirms that he has granted on LICENSE and the **LICENSEE** confirms that he has taken on LICENSE the aforesaid accommodation, more Clearly defined in SCHEDULE, for a Lock-in period of 11months commencing from the date of this agreement.
2. The **LICENSEE** shall pay regularly by the 5th day of calendar month to the **LICENSOR**, the **MONTHLY LICENSE FEE** for that particular **month** in respect of the aforesaid accommodation in the **SCHEDULE** premises, at the rate of **Rs. 12,500/- (Rupees Twelve Thousand Five Hundred only) Per Month** for **the accommodation in the Semi furnished 1BHK,House.**(The Electricity and water fee not included in the monthly License Fee. This is to be paid by LICENSEE separately)
3. It is responsibility of the LICESEE to clean on a regular basis, in front of his house and the backyard in Ground floor.
4. As such there is no monthly Maintenance Fee, The LICENSEE shall share for the pump repair or maintenance if any.
5. Maintenance inside the 1BHK house for example repair works of Carpentry, Plumbing, Sanitary, Electrical or Civil works, is the responsibility of the LICENSEE and he should bear the cost of labor and material.

The licensee shall pay the monthly Electric charge **directly to the Electricity office** within the due dates, the **Licensee** shall bear the late payment fee (if any).

Monthly License fee made by the **LICENSEE** to the **LICENSOR** shall be made to Bank account only.).

6. The **LICENSEE** has paid to the **LICENSOR** a sum of **Rs 40,000 /- (Rupees Forty Thousand (Cash))** as interest-free deposit. The deposit shall be refundable by the **LICENSOR** to the **LICENSEE**, at the expiry / termination of the **LICENSE** , after handing over possession of the scheduled premises by the **LICENSEE to the LICENSOR** - after deducting arrears if any such as **LICENSE FEE**, and any other charges/ damages, etc. that may be due from the **LICENSEE**.
7. **The LICENSEE** will pay the License fee for the first month, which will be due on 5th Aug 2018.
8. The **LICENSEE** shall start paying to the **LICENSOR** the monthly fees on 5th of every month for that particular month.
9. **If the LICENSEE** delays payment for a month or more, then **LICENSOR** reserves the right to discontinue the Electric Facility to the premises. If **the LICENSEE** delays payment for Two months or more, then **LICENSOR** reserves the right to restrict the entry of the **LICENSEE** in to the premises.
10. The **LICENSOR** shall deduct one month rent from the Security deposit for painting, Cleaning before returning the deposit to the **LICENSEE**. In addition to this deduction the **LICENSOR** reserves his right to deduct any damages made by the **LICENSEE** to the property.
11. The **LICENSEE** shall use the aforesaid **LICENSED SCHEDULED** premises only for the residential purpose and shall not use or permit the premises for any other purpose, or sub let or subject it for unlawful purpose, or in any manner that could be likely to endanger the building or spoil the environment, **or in any manner other than for the purpose for which it is licensed specifically.**
12. The **LICENSEE** shall ensure and shall make good to the **LICENSOR** for any and all damage / loss / defacing of the property / premises.
13. The **LICENSEE** shall at all times during the said period of **LICENSE** keep the scheduled premises in good and tenantable condition. And that the **LICENSEE AND OCCUPANT/S** shall adhere to house rules – so laid down for the them/ residents of same building and intimated to them from time to time by the **LICENSOR** , including to ensure that the **LICENSEE** shall not violate the restrictions in respect of his / her decent behavior and conduct
14. Any violation of the rules by the **LICENSEE** or the **OCCUPANT/S**, the **LICENSOR** shall be obligated to take the necessary corrective/ compensatory action to that effect. **(REMOVE “the LICENSEE”).**
15. The **LICENSEE** shall be responsible to directly settle the bills with the **LICENSOR** - bills of the services used by them that are not covered in the package – like Electricity for water pump for pumping water to the terrace tank which are not covered within the License Fee.

16. There is a separate meter for Electric motor for pumping water which shall be shared among all the residents.
17. There is a common water meter for Kavery water. The water charges will be shared based on number of residents irrespective of his/her age in each house. The LICENSEE shall pay this amount to the LICENSOR every month and it is not included in the monthly license fee,
18. LICENSEE will be issued by the LICENSOR the following keys.
 - One (Original) key of the main door/ Front Entrance door.
 - One (Duplicate) key of the gate

The LICENSEE shall return to the LICENSOR all the keys mentioned above at the time of handing over of the premises, and in the event of loss of any Key or not returning the original key to the LICENSOR, the LICENSEE shall pay to the LICENSOR a sum of rupees 3,000/-, being the cost of replacement of the door lock.

19. The **LICENSEE** shall not make any structural alteration or additions to the scheduled premises.
20. The **LICENSEE** undertakes to keep all the fittings, equipments, etc affixed to or kept in the scheduled premises in good and working condition, and if there are any damages or losses committed or caused by the **LICENSEE** inside the house or in the common area, the **LICENSEE** shall be liable to make good the same at his own cost.
21. The LICENSEE is should not nail in the bath room or on the laminated wardrobe. If he nails on the laminated wardrobe he should bear the cost of making new.
22. The **LICENSEE** shall give the **LICENSOR, 1** calendar month' notice in writing if the **LICENSEE** wishes to surrender vacant possession of the Schedule premises during the currency of this LICENSE; and on the other hand the **LICENSOR** is entitled to terminate the LICENSEE after giving **1** calendar month' notice to the LICENSEE.
23. That on the expiration of the LICENSE, the **LICENSEE** shall surrender and yield to the **LICENSOR**, the right to use and enjoy of the scheduled premises in such a state and condition as the same now and together with all the fittings and fixtures. Accordingly, the **LICENSOR** shall refund the interest-free deposit, as per terms mention in Clause 6 and 10 of this deed/ agreement to the LICENSEE.
24. At the end of this tenancy period (11 months) this Tenancy contract is renewable with an increase of 5 percent in the FEE. The rest of the terms and conditions of the contract remain the same. The renewal of Contract is subject to acceptance of both parties (**The LICENSOR & The LICENSEE**)
25. The LICENSEE shall follow the discipline, the rules and regulations setup by the LICENSOR time to time during the contract period to maintain happy atmosphere.
26. The disposal of kitchen waste & Garbage is the sole responsibility of the LICESEE and it should not be stored or dumped in the vicinity. The Licensor is not responsible for the disposal of Garbage.
27. The LICENSOR intend to build Steel staircase at the end of front passage which leads to 1st floor and the LICENSEE has no issues with that.
28. Dog strictly not allowed

29. This agreement is subject to Bangalore Jurisdiction.

IN WITNESS WHEREOF THE parties herein have set their hands on the day, month and year above written

LICENSOR
: Rahmathulla Maqsood).

LICENSEE
(**Mr. N. Niranjan**)

WITNESSES:

1.
(Name: Hajeera Tasneem)

2.
(Name:)

SCHEDULE

- i) **1 BHK House , i.e., One Bed Room, Hall & Kitchen, One full bath room, and service area in the backyard).**
- ii) **The house is** non-air-conditioned having 1 Bed Room, One living hall, one Kitchen, 1 full bath room . The backyard is to be used as utility. Parking place for one SCOOTER near small gate.
- iii) The house has a sharing water meter fitted at the ground floor of the building and an independent Electricity meter which is located at the ground floor area.
- iv) **Semi furnished 1BHK House :**

The house is being provided with the following:

Hall

- 1- The main entrance door has a door lock with handle with two tower bolts and magnet stopper on the inner face of the door. The lock has a handle on the external and internal face of the door.
- 2- Two Philips tube lights and one Call bell.
- 3- Two Ceiling fans
- 4- Two curtain rods for window/door

Bedroom

- 5- Built in Wardrobes with shutters, handles and cloth hanging rods and a dressing mirror fitted inside wardrobe
- 6- Built in cabinets with shutters above the wardrobes in the bedroom
- 7- The bed room is provided with one Philips tube light.
- 8- One ceiling fan in the bed room.
- 9- Bedroom door is fitted with door lock with handles in and outside and 2 tower bolts door.

(Bathroom)

- 10- One hot water geyser in the bath room.
- 11- Bathroom is provided with a mosquito mesh with frame on the ventilator.
- 12- Overhead shower and shower mixer for hot and cold water.
- 13- One commode with low level tank and a hand spray
- 14- One Mirror above the wash basin
- 15- One Electricity bulb in the bath room
- 16- One trap grating in the bath room.
- 17- One washbasin with full pedestal & one Stainless steel tap
- 18- One soap/shampoo storage stand

(Hand wash area)

- 19- One wash basin with pedestal, stain less steel tap an a mirror
- 20- One built in cabinet for storage of soap and shampoos

Kitchen

- 21- Built in cabinets under the working platform & Two numbers of wall mounted cabinet above the kitchen platform.
- 22- One stainless steel sink (Double bowl –single drain) is fitted to the Kitchen Platform with a stainless steel tap.
- 23- One Philips tube light is fitted in the kitchen
- 24- One Electric chimney in the kitchen

Rahmathulla Maqsood

LICENSOR

(Mr.N.NIRANJAN)

LICENSEE

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