

## **LICENSE AGREEMENT**

**THIS LICENSE DEED** is made and executed at Bangaluru on the **01<sup>st</sup> day of Nov** 2016.

BETWEEN

**Mr. Rahmathulla Maqsood**, Owner of the house bearing No 86,1BHK, First floor. BTM 4<sup>th</sup> Stage 2<sup>nd</sup> Block. Behind SBI Bangaluru-560076, hereinafter referred to as the **LICENSOR** (Which expression for **LICENSOR** shall unless repugnant to the context or meaning thereof be deemed to include its successors in office administrators and assigns) of the **ONE PART**.

AND

**Mr. Karni Singh Rathore**. son of Mr.Dilip Singh Rathore , (P.P No K9989944.). Address, No 112, Angira Nagar Jhotwara, Jaipur, Rajasthan 302012 India. Working at NALASHA SOLUTIONS (I) PVT LTD. Office no 7760733222 hereinafter referred to as the **LICENSEE** (which term shall mean and include, wherever the context so admits, its administrators, successors and assigns) of the **OTHER PART**.

### **WITNESSETH AS HEREUNDER.**

**WHEREAS** the LICENSOR is the owner of the House of 1BHK (i.e.1 Bedroom, Hall , Kitchen + 3 balconies ) of type Semi furnished, more Clearly defined in SCHEDULE given at the end of this deed, located at First Floor of House No 86, BTM 4<sup>th</sup> Stage, 2<sup>nd</sup> Block, Vijaya Bank Layout , Behind SBI Near R.T.O Office - Bangalore - 560076.

Parking place for one number Scooter/ 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 1<sup>st</sup> day of Nov 2016** for the own use **for residing**, 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 2 renewals. That means the LICENSEE will not be allowed to continue to stay in the said premises after a maximum of 33 months. In-case, if the LICENSEE wants to continue his stay, it can be possible only with a new agreement with new terms 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 5<sup>th</sup> 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. 10,500/- (Rupees Ten 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 staircase from 1<sup>st</sup> floor to the Ground floor.
4. As such there is no monthly Maintenance Fee, but if a maid is appointed by the LICENSOR to clean the staircase and Garage, in that case the **LICENSEE** shall pay regularly his share of the maid's salary. The LICENSEE shall pay a monthly maintenance for water softener.
5. Maintenance inside the 1BHK house for example repair works of Carpentry, Plumbing, 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 20,000 /- (Rupees Twenty Thousand (Cash), and Rs 80,000 /- (Rupees Eighty Thousand (Through Cheque))**, as interest-free deposit, for which the **LICENSOR** shall acknowledge. The deposit shall be refundable by the **LICENSOR** to the **LICENSEE**, interest-free 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 not pay the License fee for the first Five months, starting from 1<sup>st</sup> Nov 2016 to 31st March 2017- which amounts to rupees 52,500/- (Rupees Fifty Two Thousand Five Hundred only) and the LICENSOR shall deducted the same from the advance ( Refer Clause 6)

8. The **LICENSEE** shall start paying to the **LICENSOR** the monthly fees from 5<sup>th</sup> April 2017, and thereby continue to pay on 5<sup>th</sup> of every month
9. A maximum of 5 days is permissible for the late payment of fees, beyond that a late payment fees of Rs 100/per day will be applicable.
10. **If the LICENSEE** delays payment for a month or more, then **LICENSOR** reserves the right to discontinue the Electric and Water 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.
11. The **LICENSOR** shall deduct one month rent from the deposit money for painting 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.
12. 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 that would amount to being unlawful, or illegal, or undesirable, or not being one for the purpose for which it is licensed specifically.**
13. The **LICENSEE** shall ensure and shall make good to the **LICENSOR** for any and all damage / loss / defacing of the property / premises.
14. The **LICENSEE** shall at all times during the said period of **LICENSE** keep the scheduled premises in good and tenable 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
15. 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”).**
16. 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 common area lighting like parking/Exterior house, etc. which are not covered within the License Fee.
17. There is a separate meter for common area lighting, Electric motor for pumping water which shall be shared among all the residents/

18. There is a common water meter for Kavery water. The water charges will be shared based on number of heads 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,
19. **LICENSEE** will be issued by the **LICENSOR** the following keys.
  - One (Original) key of the main door/ Front Entrance door.
  - One (Duplicate) key of big gate
  - One (Duplicate) key of the Grill door at the Electric meter board.
  - One (Original) key for the front balcony attached to Bed room
  - One (Original) key for the front balcony attached to Hall

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.
20. The **LICENSEE** shall not make any structural alteration or additions to the scheduled premises without the written consent and approval of the **LICENSOR**.
21. 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.
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. The **LICENSEE** Fee is accounted from start of the month to end of the month. If the **LICENSEE** vacates after the start of any month, he shall pay to the **LICENSOR** the **LICENSEE** FEE for that particular full month.
24. 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 of this deed/ agreement to the **LICENSEE**.
25. At the end of this tenancy period (11 months) this Tenancy contract is renewable with an increase of 5 percent in the FEE. After 22 months there will be increase of 5% again. 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**)
26. 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.
27. The disposal of kitchen waste & Garbage is the sole responsibility of the **LICENSEE** and it should not be stored or dumped in the vicinity. The **Licensor** is not responsible for the disposal of Garbage.
28. The front 2 Balconies should not be used for drying cloths.
29. Dog strictly not allowed
30. Preferably the foot wears are to be kept inside the house, not to be left at the entrance door.
31. 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**

(Name: Rahmathulla Maqsood ).

**LICENSEE**

**(Mr. Karni Singh Rathore. )**

WITNESSES:

**1.** .....  
(Name: Hajeera Tasneem)

**2.** .....  
(Name: .....)

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## **SCHEDULE**

- i) **1 BHK House** , i.e., One Bed Room, Hall & Kitchen, One full bath room, and Three Balconies).
- ii) **The house is** non-air-conditioned having 1 Bed Room, One living hall, one Kitchen, 1 full bath room and 3 Balconies. The one balcony which is grided is to be used as utility. The front 2 Balconies are covered with aluminum glazed windows with mesh. Parking place for a SCOOTER only
- 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 staircase entrance 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 windows

### **Bedroom**

- 5- Built in Wardrobes with shutters, handles and cloth hanging rods
- 6- Built in cabinets with shutters above the wardrobes in the bedroom
- 7- The bed room is provided with one Philips tube light in each.
- 8- One ceiling fan in the bed room.
- 9- Two rods fitted with clamps for windows curtains in the bed room
- 10- Bedroom door is fitted with door lock with handles in and outside and 2 tower bolts each door.

### **(Common Bathroom)**

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

**Kitchen**

- 20- Built in cabinets under the working platform & one number of wall mounted cabinet above the kitchen platform.
- 21- One stainless steel sink (Single bowl –single drain) is fitted to the Kitchen Platform with a stainless steel tap.
- 22- One Philips tube light is fitted in the kitchen
- 23- One Exhaust fan in the kitchen

**Two Front Balconies**

- 24- Two Front Balconies are covered with Aluminum sliding windows with mesh.
- 25- One CFL Electric bulb in each of the Balcony
- 26- One Curtain rod in each balcony

**One Side Balcony**

- 27- One side Balcony is covered with safety grill.
- 28- Two taps and washing machine electric point and floor drain
- 29- One Tap for Kavery water.
- 30- One electric bulb.

**Rahmathulla Maqsood**

**LICENSOR**

**(Mr. Karni Singh Rathore )  
LICENSEE**

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