**LICENSE AGREEMENT**

**THIS LICENSE DEED** is made and executed at Bengaluru on the **1st day of February 2019.**

BETWEEN

**Mr. R. Maqsood,** Owner of the house bearing No 86, 1 BHK, 1st floor. BTM 4th Stage 2nd Block. Behind SBI Bangaluru-560076, hereinafter referred to as the **LICENSOR** of the **FIRST PARTY.**

AND

**Mr. Mohan Gowda**, aged about. 39 years, (PAN No: AGWPG3310M). Permanent Address, No 36, Ramya, 12th block, J.S.S Layout, Shakti Nag, Mysore City PIN Code 570011. hereinafter referred to as the **LICENSEE** *of* the **SECOND PARTY.**

**WITNESSETH AS HEREUNDER.**

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

**WHEREAS** the SECOND PARTY is desirous of obtaining on LICENSE FEE accommodation of the the said SCHEDULE PREMISES for a period of 6 months with effect **from 1st day of February 2019** for the self use **for residing,** the whole of the 1 BHK, as Semi Furnished house; and has therefore approached the FIRST PARTY to grant on LICENSE the said SCHEDULE PREMISES.

1. The **FIRST PARTY**  confirms that they have granted on LICENSE and the **SECOND PARTY** confirms that they have taken on LICENSE the aforesaid accommodation, more Clearly defined in SCHEDULE, for a Lock-in period of 6 months commencing from the date of this agreement (1st February 2019).
2. The **SECOND PARTY** shall pay regularly by the 5thday of the following calendar month to the **FIRST PARTY** , the **MONTHLY LICENSE FEE** in respect of the aforesaid accommodation in the **SCHEDULE** premises, at the rate of **Rs. 12000/-** (**Rupees Twelve Thousand only**) **Per Month** for **the accommodation in** the  **Semi furnished 1 BHK House** .( The property maintenance charges, Electricity and water fee not included in the monthly License Fee. This is to be paid by SECOND PARTY separately)
3. Maintenance inside the 1 BHK house for example repair works of Plumbing , Electrical or Civil works, is the responsibility of the SECOND PARTY and he should bear the cost of labor and material.

There is separate Electricity meter for the above said 1 BHK, **The SECOND PARTY shall pay the** monthly Electric charge **directly to the Electricity office** within the due dates, the SECOND PARTY shall bear the late payment fee (if any).

All payments made by the SECOND PARTY **to the** **FIRST PARTY** shall be made by crossed Cheques only **and** Not by cash.

1. The **SECOND PARTY** has paid to the FIRST PARTY a sum of **Rs 40000/- (Rupees Forty Thousand Only)**, as interest-free deposit, for which the **FIRST PARTY**  shall acknowledge receipt. The deposit shall be refundable by the **FIRST PARTY**  to the **SECOND PARTY**, interest-free at the expiry / termination of the LICENSE , after handing over possession of the scheduled premises by the **SECOND PARTY to the FIRST PARTY** - after deducting arrears if any such as LICENSE FEE, and any other charges/ damages, etc. that may be due from the **SECOND PARTY. The SECOND PARTY shall get the interior of the 1 BHK painted before handing over to the FIRST PARTY**. Failure to do so by the **SECOND PARTY,** the **FIRST PARTY** reserves the right to deduct the cost of painting the 1 BHK from the deposit.
2. The **SECOND PARTY** 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.** .
3. The **SECOND PARTY** shall ensure and shall make good to the FIRST PARTY for any and all damage / loss / defacing of the property / premises.

1. Any violation of the rules by the **SECOND PARTY** or the **OCCUPANT/S,** the FIRST PARTY shall be obligated to take the necessary corrective/ compensatory action to that effect. **(REMOVE “the SECOND PARTY”).**
2. The **SECOND PARTY** shall be responsible to directly settle the bills with the **FIRST PARTY** - bills of the services used by him that are not covered in the package – like Electricity for the common area lighting like Staircase, Parking, Exterior house, motor for pumping water to the over roof tank etc. which are not covered within the scope of this agreement and for maintenance and repairs of all damages in common respect of breakages, defacing of premises, losses and so on etc.
3. There is a separate meter for common area lighting, Electric motor for pumping water which shall be shared among all flats.
4. There is a common water meter for Kavery water. The water charges will be shared based on number of heads in each house. The **minimum** water charge will be around **Rs. 300/-** **(Rupees Three Hundred only) per head**. The SECOND PARTY shall pay this amount to the FIRST PARTY every month and it is not included in the monthly license fee,
5. The **SECOND PARTY** shall ensure that the scheduled premises shall be used for residential purpose only. The **SECOND PARTY** shall not sublet the scheduled premises or any part or portion thereof.
6. SECOND PARTY will be issued by the FIRST PARTY One original key of the main door/ Front Entrance door and the SECOND PARTY shall have to give an undertaking indemnifying the FIRST PARTY against misuse, and losses. The SECOND PARTY shall return to the FIRST PARTY the original key at the time of handing over of the premises; and in the event of loss of Key or not returning the original key to the LICNSOR, the indemnifying SECOND PARTY shall pay to the FIRST PARTY a sum of rupees 3,000/-, being the cost of replacement of the door lock.
7. The **SECOND PARTY** shall not make any structural alteration or additions to the scheduled premises without the written consent and approval of the **FIRST PARTY**.
8. The **SECOND PARTY** 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 **SECOND PARTY** inside the house or in the common area, the **SECOND PARTY** shall be liable to make good the same at his own cost.
9. The **SECOND PARTY** shall give the **FIRST PARTY, One** calendar month’ notice in writing if the **SECOND PARTY** wishes to surrender vacant possession of the Schedule premises during the currency of this LICENSE; And similarly the **FIRST PARTY** is entitled to terminate the LICENSE after giving **one** calendar **months’** notice to the SECOND PARTY or on mutual understanding.
10. That on the expiration of the LICENSE, the **SECOND PARTY** shall surrender and yield to the **FIRST PARTY**, 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. As accordingly the **FIRST PARTY** shall refund the interest-free deposit, as per terms mention in Clause 4 of this deed/ agreement to the SECOND PARTY.
11. At the end of this tenancy period (6 months) this Tenancy contract is renewable with an increase of 5% rent. 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 FIRST PARTY & The SECOND PARTY)**
12. The kitchen waste & Garbage by the SECOND PARTY shall be removed and disposed to BBMP Van. It is not the responsibility of the FIRST PARTY.
13. Pets in particular dogs are strictly not allowed in the premises
14. This agreement is subject to Bengaluru Jurisdiction.

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

FIRST PARTY **SECOND PARTY**

(Mr. R. Maqsood ). (Mr. **Mohan Gowda)**

WITNESSES:

1. . . . . . . . . . . . . . . . . . . . . . . . . . . . . . **2.** . . . . . . . . . . . . . . . . . . . . . .. . . . . . . .

(Name: S.S.Sohrab) (Name: . . . . . . . . . . . . . . . . . . . . . . . . . . . )

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**SCHEDULE**

1. **1 BHK House** , i.e., Two Bed Room, Hall & Kitchen, Two full bath room and Two balconies).
2. **The house is** non-air-conditioned having 1 Bed Room, One living hall, one Kitchen, 2 full bath room and 2 balconies grilled of which one balcony is used as utility, and a parking place for a two wheeler only in the ground premises. 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.
3. **Semi furnished 1 BHK 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 face of the door.
2. Two Philips tube lights and one Call bell.
3. Two Ceiling fans (Make-ANCHOR)
4. Two curtain rods with brackets fitted.

**Bedroom-1 and Bed room-2**

1. Built in Wardrobes with shutters, handles and cloth hanging rods in it.
2. Built in cabinets above the wardrobes in the bedrooms
3. The bed rooms are provided with one Philips tube light in each.
4. One Anchor ceiling fan in each bed room.
5. Two rods fitted with clamps for windows curtains in the bed rooms
6. Bedroom doors are fitted with door locks with handles in and out side and 2 tower bolts each door.
7. The wardrobes in both bed rooms are fitted with dressing mirrors.

**Bathroom-1 (Attach Bathroom)**

1. One hot water geyser RACHOLD – Capacity 15 liters in the bath room.
2. Bathroom is provided with a mosquito mesh with frame on the ventilator.
3. Overhead shower and shower mixer for hot and cold water.
4. One commode with low level tank and a hand spray
5. One Mirror above the wash basin
6. One Electricity bulb in the bath room
7. One trap grating in each bath room.
8. One washbasin with full pedestal & one Stainless steel tap
9. Cloth hangers behind the bath room door.

**Bathroom-2 (Common Bathroom)**

1. One hot water geyser RACHOLD-Capacity 15 liters in the bath room.
2. Bathroom is provided with a mosquito mesh with frame on the ventilator.
3. Overhead shower and shower mixer for hot and cold water.
4. One commode with low level tank and a hand spray
5. One Mirror above the wash basin
6. One Electricity bulb in the bath room
7. One trap grating in the bath room.
8. One washbasin with full pedestal & one Stainless steel tap.
9. Cloth hangers behind the bath room door.

**Hand wash Area**

1. One wash basin with full pedestal and a mirror above the wash basin
2. Wall mounted wardrobe with shutters.

**Kitchen**

1. Built in cabinets under the working platform & Two number of wall mounted cabinet above the kitchen platform.
2. One stainless steel sink (Single bowl –single drain) is fitted to the Kitchen Platform with a stainless steel tap fitted to the kitchen sink/wall.
3. One Philips tube light is fitted in the kitchen
4. Kitchen exit door has a door lock with handles in and outside.

**One Balcony/Utility**

1. Two stainless steel taps are provided in the utility
2. One holder for Electric bulb in the Balcony
3. One plug point for the washing machine.

**Balcony**

1. The side balcony is having door fitted with one handle and 2 tower bolts.

**Parking:**

1. Provision for a two wheeler only.

**Ground floor passage:**

1. Provision for 2 number Gas cylinder.

**Rahmathulla Maqsood** M.PRABU

**FIRST PARTY**  **SECOND PARTY**

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