**LICENSE AGREEMENT**

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

BETWEEN

**Mr. R. 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 as First Party.**

AND

**Mr. Dixson Pius Dcosta. 1-263, Vivason, Kemmannu Road, Near Kelarkalabettu, Udupi** - 576105 (Aadhar No 2699 5997 7265.).Working at CITRIX, Mobile no 9964024438/ 8073631473 hereinafter referred to as the **LICENSEE** (which term shall mean and include, wherever the context so admits, its administrators, successors and assigns) *of* the **Second Party.**

**WITNESSETH AS HEREUNDER.**

**WHEREAS** the First Party is the owner of the House of 1BHK (i.e.1 Bedroom, Hall , Kitchen, 1 back yard, and an attach full bath room , a half W.C and a Balcony ) 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 4th Stage, 2nd Block, Vijaya Bank Layout , Behind SBI Near R.T.O Office - Bangalore - 560076.

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

**WHEREAS** the Second Party is desirous of obtaining on LICENSE FEE accommodation of the said SCHEDULE PREMISES for a period of 11 months with effect **from 1st day of Aug 2019** for the own use **for residing,** the whole of the 1 BHK, as Semi Furnished house. He will be staying with his wife and has therefore approached the First Party to grant on LICENSE the said SCHEDULE PREMISES.

**T**he First Party has agreed to give on license and the Second Party has agreed to take on License the said SCHEDULE PREMISES for LICENSE FEE, on terms and conditions hereinafter appearing.

1. The **First Party** confirms that he has granted on LICENSE and the **Second Party** confirms that he has taken on LICENSE the aforesaid accommodation, more Clearly defined in SCHEDULE, for a Lock-in period of 11 months commencing from the date of this agreement.

**Security Deposit:**

1. The Second Party has paid to the First Party a sum of **Rs 40,000 /- (Rupees Forty Thousand (Cash)** as security deposit. The deposit shall be refundable by the First Party to the Second Party, interest-free at the expiry / termination of the Agreement , after handing over possession of the scheduled premises by the Second Party to the First Party - after deducting one month rent for painting and arrears if any such as LICENSE FEE, and any other charges/ damages, etc. that may be due from the Second Party.

**Monthly Rent:**

1. The Second Party shall pay regularly on or before 5th day of calendar month to the First Party, the MONTHLY LICENSE FEE for that particular month in respect of the aforesaid accommodation in the SCHEDULE premises, at the rate of Rs. 12,000/- (Rupees Twelve Thousand only) Per Month. (The Electricity and water fee not included in the monthly License Fee. This is to be paid by LICENSEE separately)
2. The LICENSE Fee is accounted from start of the month to end of the month. If the Second Party vacates after the start of any month, he shall pay to the First Party the LICENSEE FEE for that particular full month.

**Consumables:**

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

Monthly License fee made by the Second Party to the First Party shall be made to Bank account only.).

1. PUMP Room electricity charges are not covered under monthly rent. These will be shared by all flats in the building. **Second Party** shall be responsible to directly settle the bills with the **First part**.
2. The water charges will be Rs 500/- per head per month based on number of heads irrespective of his/her age in each house. The Second Party shall pay this amount to the First Party every month and it is not included in the monthly license fee,

**Maintenance:**

1. Maintenance and repair charges of water pump (in case if any) shall be shared proportionately (per head basis) by all the residents.
2. Maintenance inside the 1BHK house for example repair works of Carpentry, Plumbing, Electrical or Civil works, is the responsibility of the Second Party and he should bear the cost of labor and material.

**Cleanliness:**

1. It is responsibility of the Second Party to clean on a regular basis, in front of his house and walk way passage.
2. The First party is not responsible for the disposal of waste. It is the is the sole responsibility of the Second party to handover the kitchen waste and dry waste to the BBMP Pickup van, and it should not be stored or dumped in the vicinity.

**Defaulter:**

1. **If the Second Party** delays payment (Defaulter)for a month, then First Party reserves the right to disconnect the Electric Facility to the premises. If **the Second Party** delays payment for Two months or more, then First Party reserves the right to restrict the entry of the Second Party in to the premises.

**General Conditions:**

1. 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.

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. 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.

The Second Party shall return to the First Party 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 First Party, rupees 3,000/-, will be deducted from security deposit as the cost of replacement of the door lock.

1. The **Second Party** shall not make any structural alteration or additions to the scheduled premises.
2. The **Second Party** undertakes to keep all the fittings, equipment, 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.
3. The **Second Party** shall give the **First Party, 1** calendar month’ notice in writing if he wishes to surrender vacant possession of the Schedule premises and on the other hand the **First Party** is entitled to terminate the Second Party after giving **1** calendar month’ notice to the First party.
4. 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 clean and free from any dry or wet disposable waste like papers, plastics etc. Accordingly, the **First Party** shall refund the interest-free deposit, as per terms mention in of this deed/ agreement to the Second Party.
5. At the end of the tenancy period (11 months) this Tenancy contract is renewable with an increase of 5 percent in the FEE
6. The minimum period of stay of second party is at least 6 months
7. This agreement is subject to Bangalure Jurisdiction.
8. Nailing on the tiles or on the wardrobes is strictly not allowed, failing which cost of new shall be recovered from second party.

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

LICENSOR **LICENSEE**

(Name: R. Maqsood ). (**Mr. Dixson )**

WITNESSES:

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

(Name: Hajeera Tasneem) (Name: .)

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**SCHEDULE**

1. **The house is** non-air-conditioned having 1 Bed Room, One living hall, one Kitchen, 1 full bath room, a W.C and 1 Balcony. and a Pantry. Parking place for one SCOOTER only.
2. **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 new LED tube lights of 22Watts and one Call bell.
3. Two Ceiling fans
4. Two curtain rods for door/window
5. One LED zero bulb

**Bedroom**

1. Built in Wardrobes with shutters, handles and cloth hanging rods and a dressing mirror.
2. Built in cabinets with shutters above the wardrobes in the bedroom
3. The bed room is provided with one tube light.
4. One ceiling fan in the bed room.
5. One rod fitted with clamps for window curtains in the bed room
6. Bedroom door is fitted with door lock with handles in and outside and 2 tower bolts each door.
7. One LED 3watts bulb
8. One LED Big bulb

**(Bathroom)**

1. One hot water geyser – 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 with pedestal.
6. One LED bulb above mirror.
7. One trap grating in the bath room.
8. One soap/ shampoo stand.

**(W.C)**

1. One commode with Hand spray
2. One florescent Bulb

**Kitchen**

1. Built in cabinets under the working platform & Two numbers 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.
3. Two tube light fitted in the kitchen
4. One LED Zero bulb.
5. One Electric chimney in the kitchen

**Pantry**

1. One Tube light
2. One Tap for washing Machine

**R. Maqsood**

(**Mr.Dixon )**

**First Party** **Second Party**