

Leave and License Agreement

1. Licensor(s): Bhagyashree Rout
2. Licensee(s): Indukuri Jagadeesh Varma
3. Property Address: 307, 3rd Floor, AR Tulip, Whitefield, Karnataka, 560066
4. Duration: 11 Months commencing from August 1, 2023 to June 30, 2024
5. License Fees: 22,000 Per month.
6. Deposit: 50,000.

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on September 14, 2023 at Bangalore.

BETWEEN

Name: Bhagyashree Rout Age: 35 Years, Female, PAN: AVZPR3902J, residing at Plot No F/219, Sector 07, CDA, Cuttack, Odisha, 753014

Hereinafter referred to as the "Licensor" (which expression shall mean and include the Licensor above named and also their respective heirs, successors, assigns, executors and administrators).

AND

Name: Indukuri Jagadeesh Varma Age: 31 Years, Male, PAN: ADEPI0669L, residing at 1-63, Main Road, Velagadurru, West Godavari, Andhra Pradesh, 534227

Hereinafter referred to as the 'Licensees' (which expression shall include only the Licensees above named).

WHEREAS the Licensor is the lawful and legal owner and is fully seized and possessed of the premises located at 307, 3rd Floor, AR Tulip, Whitefield, Karnataka, 560066. The said premises has 2 Bedroom and 2 bathrooms. Hereinafter referred to as "Licensed Premises".

AND WHEREAS the Licensees have approached the Licensor with a request to temporarily occupy the said premises for residential use on a Leave and License basis for a period of 11 months commencing from August 1, 2023 and ending on June 30, 2024, on terms and subject to conditions hereafter appearing.

Now it is agreed by and between the parties hereto as follows:

1. **Period:** That the Licensor hereby grants to the Licensees herein a revocable leave and license, to occupy the Licensed Premises without creating any tenancy rights or any other rights, title and interest in favour of the Licensees for a period of 11 months commencing with effect from August 1, 2023 to June 30, 2024.
2. **License Fee:** That the Licensees shall pay to the Licensor the amount of 22,000 per month (including or excluding maintenance, if maintenance is to be paid by the licensee) towards the compensation for the use of the said Licensed premises. The Licensee shall pay rent for a particular month in advance on or before 1st day of the month.
3. **Deposit:** Licensees shall pay to the Licensor 50,000 interest free refundable deposit, for the use of the said Licensed premises. This amount shall be refunded by the Licensor to the



Licensee at the time of vacating the said premises, after deducting any outstanding license fees, electricity, water, maintenance charges, or any bills, etc., which are payable by the Licensee at the time of vacating the premises.

4. **Usage, Damages & Repairs:** The Licensees shall use the said premises for residential purpose only. The Licensees shall maintain the said premises in its existing condition. Any damage caused to the said premises, the same shall be repaired by the Licensees at their own cost subject to normal wear and tear. The Licensees shall not engage in any activity that is likely to cause nuisance to the occupants of the neighbourhood; that is to the prejudice in any manner to the rights of Licensor in respect of said premises; that is unlawful or prohibited by State or Central Government. Further, the licensee agrees to abide by all the rules and regulations of the Society.
5. **No Tenancy:** That the Licensees shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
6. **Possession:** The licensee on the expiration or termination or cancellation of this agreement the Licensees shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensees failing to remove themselves and / or their articles from the said premises on expiry of this agreement or sooner, the Licensor shall be entitled to recover damages at the rate of double of the amount of compensation per day; or alternatively the Licensor shall be entitled to remove the Licensees and their belongings from the licensed premises, without recourse to the court of law.
7. **Alteration:** That the Licensees shall not make any alteration or addition to the construction or arrangements (internal or external) to the said premises without prior written consent from the Licensor.
8. **Inspection:** That the Licensor shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals, during reasonable hours with prior notice.
9. **Cancellation:** That, subject to the condition of lock-in period (if any), if the Licensees commit default in regular and punctual payments of monthly compensation as herein before mentioned; or commits breach of any of the terms, covenants and conditions of this agreement; or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of 2 month and the Licensees too will have the right to vacate the said premises by giving a notice in writing of 2 month to the Licensor as mentioned earlier.
10. **Lock-in Period:** That both the parties have agreed to set a lock-in period of 3 months during which neither the Licensor shall ask the licensee to vacate the premises, nor the Licensee shall vacate the premises on their own during the lock-in period. However, if the licensee vacates the premises for any reason, they shall pay to the Licensor the license fees for the remaining lock-in period at the rate as agreed upon in Clause 2. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if they have been asked to vacate the premises by the Licensor.

Other Charges: That all statutory rates, taxes, levies, assessment etc. in respect of the said premises shall be paid by the Licensor.



12. **Furniture and Appliances:** The said premises is having the Furniture and Appliances mentioned in the Schedule I. The licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition. Any damage caused to the said Furniture and Appliances, the same shall be repaired by the Licensees at their own cost, subject to normal wear and tear.

13. **Miscellaneous Clauses:**

1. When the tenant decides to leave 1 month rent will be deducted towards the painting and cleaning services.
- 2.

IN WITNESS WHEREOF the parties hereto have set and subscribed respective signatures; or by way of putting thumb impression; or electronic signatures on the day and year mentioned hereinabove

Signed, Sealed and Delivered by

Licensor

Bhagyashree Rout

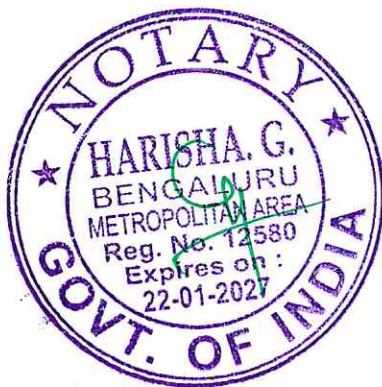
Licensee

Indukuri Jagadeesh Varma


In the presence of

Schedule I

Sr No.	Item	Number of Units
1	fan	4
2	tube	4
3	electricgeyser	2
4	cupboard	2
5	Chimney	1



ATTESTED BY ME


HARISHA.G. B.A.L.L.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
37, 3rd Floor, 2nd Cross, Raghava Nagar
N.T.Y. Layout, Mysore Road, Bangalore - 28

14 SEP 2023



सत्यमेव जयते

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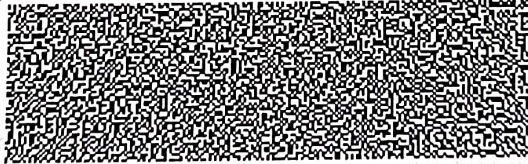
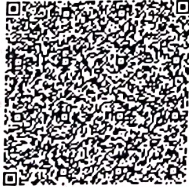
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA15249564157340W
Certificate Issued Date : 16-Sep-2024 09:56 AM
Account Reference : NONACC (FI)/ kacrsfl08/ WHITEFIELD/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0879546430720620W
Purchased by : INDUKURI JAGADEESH VARMA
Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
Property Description : RENTAL AGREEMENT
Consideration Price / Others (Rs.) : 20,000
 (Twenty Thousand only)
First Party : BHAGYASHREE ROUT
Second Party : INDUKURI JAGADEESH VARMA
Stamp Duty Paid By : INDUKURI JAGADEESH VARMA
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

This Rental Agreement is made and executed On **16th day of September, 2024 (16.09.2024)** at Bangalore. **By and Between:**

Mrs, BHAGYASHREE ROUT, Residing at Plot No F/219, Sector 07, CDA, Cuttack, Odisha-753014. Hereinafter referred to as **LESSOR/OWNER** which expression shall mean and include his heirs, executors, legal representatives and assigns of the ONE PART
AND:

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Mr.INDUKURI JAGADEESH VARMA, Address.No 1-63, Main Road, Velagadurru, West Godavari, Andhra Pradesh-534227.Hereinafter referred to as the "**LESSEE/ TENANT**" (which expression shall be deemed to include his successors, legal heirs, administrators, legal representatives and assigns) of the OTHER PART:

And whereas the Owner is the sole and absolute owner of the premises situated at: **No 307, 3rd Floor, AR Tulip Apartment, Whitefield, Karnataka, Bangalore-560066.**Consisting of Two Bedrooms, One Hall, One Kitchen, attached bathroom and toilet, along with water and electricity facility, And whereas the Tenant has approached with the Owner to let-out the schedule premises on rental basis and the Owner agrees to let-out the same under the following Terms & Conditions:

NOW THE TERMS AND CONDITIONS ARE AS FOLLOWS:

1. **Rent:** The monthly rent payable to the tenant for the said house premises is **Rs.22,000/- (Rupees Twenty Two Thousand Only)** Rent paid within 5th day of every month without fail.
2. **Security Deposit:** The Tenant has paid a sum of **Rs.1000,000/- (Rupees One Lakh Only)** as interest free deposit to the Owner as security deposit, the same will be refundable to the Tenant at the time of vacating the schedule premises after deducting dues if any.
3. **Duration and Continuation:** The rental agreement is for a period of **11 months** commencing from **01st July 2024 (01.07.2024)** And subject to renewal thereafter under mutually agreed terms and conditions by the Lessor. If the Lessee wants to continue in the schedule premises after the completion of tenancy period, 5% Rent will be increased on the previous month rent.
4. **User:** The Tenant should use the said premises **Residential purpose** only.
5. **Electricity:** The Tenant shall bear and pay the Electrical Charges consumed as per the meter provided to concerned authorities.
6. **Termination of Lease:** Giving **One month notice** in writing may terminate this agreement by either party.
7. **Sub Lease:** Tenant shall not sublet or underlet the premises to any other persons unless permitted by the owner.
8. **Internal Maintenance:** The Tenants shall keep the premises in good condition and shall not cause any damages to the premises in case damages caused them then the repair charges should be paid by the tenant.
9. **Liabale for Damage:** it is agreed that any damages caused by the lessee in the schedule property shall be made good by the lessee

10. **Additional and Alterations:** the Lessee shall not make any additions or alterations in the premises, without written consent of Lessor.
11. **Repairs:** The Lessee shall be always allowed to carry on minor repairs maintenance jobs in the demised premises at his own cost, However all major repair if required shall be undertaken by the Lessor.
12. **Painting Charges:** The Tenant have agreed to pay **One Month Rent** at the time of vacating the house towards painting charges otherwise security deposit amount should deducted towards.
13. That the Tenants shall not do anything in the premises which may become a nuisance or cause annoyance of unconvinced to the landlord or to the neighbors.
14. Tenants shall not make any illegal activities in the premises, if something happens tenant will be whole responsible for the same and the charges will be borne by tenants.


SCHEDULE

All that part and parcel of schedule premises of **2BHK** situated at: **No 307, 3rd Floor, AR Tulip Apartment, Whitefield, Karnataka, Bangalore-560066..** Consisting of Two Bedrooms, One Hall, One Kitchen, attached bathroom and toilet, along with water and electricity facility.
IN WITNESS WHERE OF The Owner and Tenant have set their signatures to the rental agreement to the day, month, and year first above mentioned.

WITNESSES:

1.




OWNER/LESSOR

2.


TENANT/LESSEE