

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.

11. **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

Licenser

Bhagyashree Rout

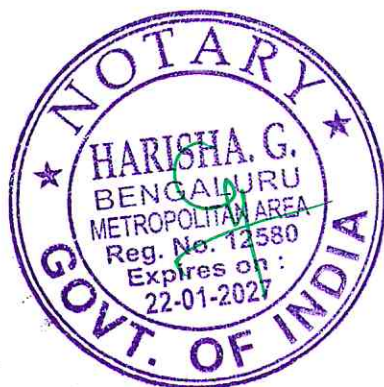
Licensee

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, Bengaluru - 28

14 SEP 2023