



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA14168114341846U
Certificate Issued Date : 13-Dec-2022 03:35 PM
Account Reference : NONACC (FI)/ kaksfcl08/ BTM LAYOUT/ KA-JY
Unique Doc. Reference : SUBIN-KAKAKSFCL0829618678349855U
Purchased by : RUPESH BARVE RAJU
Description of Document : Article 30 Lease of Immovable Property
Description : LEAVE AND LICENSE AGREEMENT
Consideration Price (Rs.) : 0
 (Zero)
First Party : NARAYANA REDDY
Second Party : RUPESH BARVE RAJU
Stamp Duty Paid By : RUPESH BARVE RAJU
Stamp Duty Amount (Rs.) : 100
 (One Hundred only)

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The Parugada Souharde
 Multipurpose Co-operative Limited



Please write or type below this line

This Agreement is being Electronically executed between the first party and second party as specified in the agreement. This stamp paper forms an integral part of the following agreement.

Statutory Alert:

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

Leave and License Agreement

1.Licensors): Narayana Reddy

2.Licensee(s): Rupesh Barve, Raju

3.Property Address: Flat no.12, Floor no.3, MRT Homes, 5th Cross Road,CSB Layout,Kasavanahalli, Bangalore,Karnataka, 560035

4.Duration: 6 Months commencing from October 31, 2022 to April 29, 2023

5.License Fees: ₹ 14,500 Per month.

6.Deposit: ₹ 35,000.

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on **December 13, 2022** at **Bangalore**.

BETWEEN

Name: **Narayana Reddy** Age: **57** Years, **Male**, residing at **S/o Pilla Reddy, Residing at Building No. 25, 1s Avenue, Teacher Colony, Bengaluru , 560034**

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: **Rupesh Barve** Age: **25** Years, **Male**, residing at **Room No 17,4th Floor,Shri Om Vishanti Dham CHS,Dombivli(East), 421201**

Name: **Raju** Age: **22** Years, **Male**, residing at **982, Lohari Jatu, Bhiwani, 127032**

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 **12, 3, MRT Homes, 5th Cross Road,CSB Layout,Kasavanahalli, Bangalore,Karnataka, 560035**. The said premises with **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 **6** months commencing from **October 31, 2022** and ending on **April 29, 2023**, 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 **6** months commencing with effect from **October 31, 2022** to **April 29, 2023**.

2. License Fee: That the Licensees shall pay to the Licensor the amount of ₹ 14,500 per month 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 10th day of the month.

3. Deposit: Licensees shall pay to the Licensor ₹ 35,000 interest free refundable deposit, for the use of the said Licensed premises. That the Licensees shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. **216186325796**, dated **June 10, 2022**, drawn on the Licensee's Banking Account with **Standard Chartered Bank, Mumbai Branch**. Amount ₹ 30,000 That the Licensees shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. **215327821829**, dated **June 2, 2022**, drawn on the Licensee's Banking Account with **Standard Chartered Bank, Mumbai Branch**. Amount ₹ 5,000 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. Renewal: That agreement may be renewed for a period of 11 months with 10% increment in license fees and at other terms to be mutually decided thereon. However, that if the Licensor does not wish to renew this agreement, the Licensee has agreed to vacate the premises immediately upon expiry, or sooner, and in good faith hand over the peaceful possession back to the Licensor.

5. 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.

6. 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.

7. 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.

8.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.

9.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.

10.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 **1** month and the Licensees too will have the right to vacate the said premises by giving a notice in writing of **1** month to the Licensor as mentioned earlier.

11.Lock-in Period: That both the parties have agreed to set a lock-in period of **6** 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.

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

13.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.

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

Narayana Reddy

Licensee

Rupesh Barve

Raju

In the presence of
