



INDIA NON JUDICIAL

सत्यमेव जयते

Government of Karnataka

Rs. 1

e-Stamp

<b>Certificate No.</b>	IN-KA24237996486642U
<b>Certificate Issued Date</b>	31-Jan-2022 06:14 PM
<b>Account Reference</b>	NONACC (FJ)/kacrsl08/NAGARABAVI/KA-BN
<b>Unique Doc. Reference</b>	(SUBN-KAKACR5FL088897502319554U)
<b>Purchased by</b>	RAVIKIRAN N
<b>Description of Document</b>	Article 30 Lease of Immoveable Property
<b>Description</b>	RENTAL AGREEMENT
<b>Consideration Price (Rs.)</b>	0 (Zero)
<b>First Party</b>	RAVIKIRAN N
<b>Second Party</b>	R MANJESH
<b>Stamp Duty Paid By</b>	RAVIKIRAN N
<b>Stamp Duty Amount (Rs.)</b>	100 (One Hundred only)

सत्यमेव जयते

VSSS  
SIC  
BRANCH  
BANGALORE-560056  
RS. 100

### Leave and License Agreement

1. Licensor(s): RAVIKIRAN N
2. Licensee(s): R MANJESH
3. Property Address: No. 2, First floor, Shri Ayodhya Nilaya, First cross, First main, Mallathahalli, Bangalore - 560056.

**Statutory Alert:**

The authenticity of this document can be verified at [www.tslregistrar.com](http://www.tslregistrar.com) using eStamp Mobile App or Sesa's Holding. Any discrepancy in the original Cert Serial and its available on the website / Mobile App renders it invalid. The Office of the State Election Commission is Committed to Integrity.

*Mangal**Ravi*

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4. Duration: 11 Months commencing from February 1, 2022 to December 31, 2022

5. License Fees: Rs. 9,000 Per month.

6. Deposit: Rs. 70,000.

## LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on February 1, 2022 at Bangalore.

BETWEEN

Name: Ravikiran N Age: 33 Years, Male, PAN: BCNPR5226D, UID: 695513607076, residing at 9/2  
5th cross Balaji nagar BSK 3rd stage Bangalore - 560085

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: R Manjesh Age: 36 Years, Male, UID: 396314068252, residing at 33/2 2nd cross Behind  
Sharada ashrama, Rajarajeshwari nagar sabhn, Mallathahalli Bangalore - 560056

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

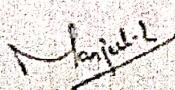
WHEREAS the Licensor is the lawful and legal owner and is fully seized and possessed of the premises located at No. 2, First floor, Ayodhya Nilaya, First cross, First main, Mallathahalli, Bangalore - 560056. The said premises measures 650sq. ft, with 2 Bedroom and 2 bathrooms. Hereinafter referred to as "Licensed Premises".

AND WHEREAS the Licensee 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 February 1, 2022 and ending on December 31, 2022, 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 Licensee 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 Licensee for a period of 11 months commencing with effect from February 1, 2022 to December 31, 2022.

2. License Fee: That the Licensee shall pay to the Licensor the amount of Rs. 9,000 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 5th day of the month.



3. Deposit: Licensee shall pay to the Lessor Rs. 70,000 interest free refundable deposit, for use of the said Licensed premises. interest free non-refundable deposit, for the use of the said Licensed premises. That the Licensee has paid the above-mentioned deposit/premium as mentioned above by Transaction Reference No. UTR203072827973, dated January 30, 2022 drawn on the Licensee's Banking Account with Axis Bank Ltd Bank, Axis Branch. Amount Rs. 69,000. That the Licensee has paid the above-mentioned deposit/premium by Cash - Rs. 1,000.

This amount shall be refunded by the Lessor to the Licensee at the time of vacating the said premises, after deducting any outstanding license fees, electricity, water, maintenance charges, 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 Lessor does not wish to renew this agreement, the Licensee has agreed to vacate the premises immediate upon expiry, or sooner, and in good faith hand over the peaceful possession back to the Lessor.

5. Usage, Damages & Repairs: The Licensee shall use the said premises for Residential purpose only. The Licensee shall maintain the said premises in its existing condition. Any damage caused to the said premises, the same shall be repaired by the Licensee at their own cost subject to normal wear and tear. The Licensee 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 Lessor 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 Licensee 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: That the Licensee on the expiration or termination or cancellation of this agreement, the Licensee shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensee failing to remove themselves and / or their articles from the said premises on expiry of this agreement or sooner, the Lessor shall be entitled to recover damages at the rate of double of the amount of compensation per day; or alternatively the Lessor shall be entitled to remove the Licensee and their belongings from the licensed premises, without recourse to the court of law.

8. Alteration: That the Licensee 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 Lessor.

9. Inspection: That the Lessor 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.

- 11. Cancellation:** That subject to the breach of lock-in period (if any), if the Licensee or co-occupants breach of any of the terms, conditions and constituents of this agreement, or if termination prohibiting the Lease and Licence is imposed, the Licensor shall be entitled to cancel the Licence hereby granted, by giving notice in writing of 60 days and 1 month to the Licensee as mentioned earlier.
- 12. Lock-in Period:** That both the parties have agreed to set a lock-in period of 1 month during which neither the Licensor shall ask the Licensee to vacate the premises, nor the Licensee 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 period at the rate as agreed upon in Clause 2. On the other hand, Licensor shall compensate Licensee for loss and inconvenience caused to the Licensee if they have been asked to vacate the premises by the Licensor.
- 13. Other Charges:** That all statutory rates, taxes, levies, assessment etc. in respect of the said premises shall be paid by the Licensee.
- 14. Painting & Cleaning Charges:** On conclusion of the agreement and vacating the premises Licensee has agreed to a deduction of 1 month Licensee fees from the deposit towards painting and cleaning charges.
- 15. 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 Licensee at their own cost, subject to wear and tear.

IN WITNESS WHEREOF the parties hereto have set and subscribed respective signatures, or by putting thumb impression, or electronic signatures on the day and year mentioned hereinafter