

## INDIA NON JUDICIAL

### Government of Karnataka

#### e-Stamp

Certificate No. : IN-KA96918736218375X  
Certificate Issued Date : 23-Jul-2025 11:49 AM  
Account Reference : NONACC (FI)/ kagcs108/ KODATHI GATE1/ KA-JY  
Unique Doc. Reference : SUBIN-KAKAGCSL0810489989489115X  
Purchased by : DEEPAK SINGH  
Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property  
Property Description : LEAVE AND LICENSE AGREEMENT  
Consideration Price / Others (Rs.) : 10,000  
(Ten Thousand only)  
First Party : DEEPAK SINGH  
Second Party : URSHILA RAVINDRAN  
Stamp Duty Paid By : DEEPAK SINGH  
Stamp Duty Amount(Rs.) : 50  
(Fifty only)



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.shoilestamp.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.

## LEAVE AND LICENSE AGREEMENT

This agreement is made and entered into at **Bengaluru, Karnataka** on this DATE (23/07/2025) BETWEEN

Landlord **Name: Deepak Singh**, Age: About **31 Years, Male**, Aadhar Number: 994100782929, residing at D510, Shariram Liberty Square, Electronic City Phase 2, Bangalore, Karnataka, 560100. 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

Tenant **Name: Urshila Ravindran**, Age: About **28 Years, Female**, Aadhar Number: **409747000672**, residing at D/O/ Ravindran Madhavan, I 4095 GAUR GREEN CITY, VAIBHAV KHANDA, INDIRAPURAM, Ghaziabad, Uttar Pradesh, 201014. 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 A324 Serenity, Modern Spacess Soul Tree, Sompura Gate, Sarjapur Main Road, Bangalore, Karnataka, 562125. The said premises measures **891 sq. ft.**, with **2 bedrooms** 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 **22/07/2025** and ending on **21/06/2026**, on terms and subject to conditions hereafter appearing.

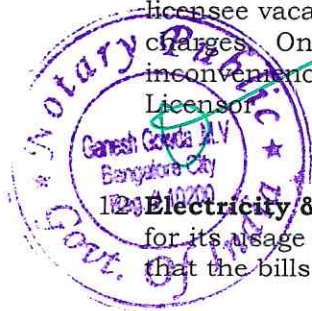
Now it is agreed by and between the parties hereto as follows:

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 favor of the Licensees for a period of **11 months** commencing with effect from **22/07/2025** and ending on **22/07/2025**.
2. **License Fee:** That the Licensees shall pay to the Licensor the amount of Rs **26000** per month including towards the compensation for the use of the said licensed premises. The License fee shall be payable by the **04th day** of every month. That the Licensee shall pay to the Licensor the following amount per month towards the compensation for the use of the said licensed premises.
3. **Deposit:** Licensees shall pay/has paid to the Licensor **100000** interest free refundable deposit, for the use of the said licensed premises. The Licensees has paid/ shall pay the above-mentioned amount by that the Licensee have paid/shall pay the above mentioned deposit/premium as mentioned above by **Online Transfer**. This amount **100000** 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:** 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 cause nuisance to the occupants of the neighborhood; 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:** That the immediately at 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 **11 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 2 month rent as lock-in break charges. 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. **Electricity & Water Charges:** The Licensees shall pay the electricity and water bills directly for its usage on the licensed premises and submit payment receipts to Licensor, indicating that the bills are paid.



13. **Painting & Cleaning Charges:** On conclusion of the agreement and vacating the premises, the licensee has agreed to a deduction of **1 month licensee fees** from the deposit towards painting and cleaning charges provided there are major damage to the painting and as agreed between two parties.

14. **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.

Annexure I

(Being the correct description of Furniture and Appliances in the premise).

Sr. No	Items	Number of units
1	Fans	4
2	Tubes	2
3	Bulbs	1
4	Electric geysers	2
5	Bed / Mattress	0
6	Curtains Rods	5

Signed, Sealed and Delivered by

Licensor

(Name)

Licensee

(Name)

In the presence of

1) \_\_\_\_\_

(Name)

2) \_\_\_\_\_

(Name)

