



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 50

e-Stamp

Certificate No. : IN-KA49854706957066V
Certificate Issued Date : 25-Apr-2023 01:57 PM
Account Reference : NONACC (FI)/ kaksfcl08/ HOSAKOTE3/ KA-BR
Unique Doc. Reference : SUBIN-KAKAKSFCL0882048810170572V
Purchased by : SHAILESH MANEK
Description of Document : Article 12 Bond
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : SHAILESH MANEK
Second Party : PRADEEP KUMAR GUPTA AND SARBANI DAS
Stamp Duty Paid By : SHAILESH MANEK
Stamp Duty Amount(Rs.) : 50
(Fifty only)

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For The Hosakote Nava Jyothi So.
Credit Co-operative Ltd.

Authorised Signatory



LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on April 25, 2023 at Bangalore.

BETWEEN

Name: Shailesh Manek Age: 48 Years, Male, residing at 103 Shantam Towers ,
Racecourse, Baroda, Gujarat 390007, , UID: 702409363013

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).

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.

AND

Mr Pradeep Kumar Gupta, aged 43 years, son of Tapan Kumar Gupta having aadhar no. 5180 2250 5426, with permanent address at #82 Debinibash Road, Dum Dum Kolkata, West Bengal 74. And Mrs Sarbani Das, aged, 39 years w/o Mr. Pradeep Kumar Gupta, having aadhar no, 5872 5594 1777, with permanent address at #82 Debinibas Road, Motijheel, Kolkata, West Bengal 74, (hereinafter referred to as the "Licensee" which expression shall mean and 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 **GF01, 1st Floor, Sowparnika Sai Sristhi, Hoskote Main road, Hoskote, Karnataka**. The said premises measures 1,029 sq. ft, with **3 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 **May 1, 2023** and ending on **March 31, 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 **May 1, 2023** and ending on **March 31, 2024**.
2. **License Fee:** That the Licensees shall pay to the Licensor the amount of **Rs. 13,000/-** per month (Rs Thirteen Thousand only) for the use of the scheduled premises including maintenance. The Licensees 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 **Rs. 40,000/-** interest free refundable deposit, for the use of the said Licensed premises. This amount shall be refunded by the Licensor to the Licensees 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 Licensees at the time of vacating the premises. Licensees has already paid **Rs. 15,000/-** as a token advance in order to book the aforesaid premises.
4. **Renewal:** That agreement may be renewed for a period of **11 months** with **5%** 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 Licensees 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 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 Licensees 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 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.
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 Licensees to vacate the premises, nor the Licensees shall vacate the premises on their own during the lock-in period. However, if the Licensees 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 Licensees for loss and inconvenience caused to the Licensees 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 Licensees 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

Shailesh Manek

Licensees

Pradeep Kumar Gupta Sarbani Das 25/04/23

Mr Pradeep Kumar Gupta

Mrs. Sarbani Das

In the presence of

Subrata Kumar Das
Rubel Uddin

Schedule I

Sr No.	Item	Number of Units
1	1 Geyser in one Bathroom	
2	Wardrobe in master bedroom	
3	5 Fans and 4 Tube lights	
4	Modular kitchen with Chimney	
5	Nets in all the balconies	

Leave and License Agreement

1. **Licensor(s): Shailesh Manek**
2. **Licensee(s): Mr. Pradeep Kumar Gupta and Mrs Sarbani Das**
3. **Property Address: GF01, 1st Floor, Sowparnika Sai Sristhi, Hoskote Main road, Hoskote**
4. **Duration: 11 Months commencing from May 1, 2023 to March 31, 2024**
5. **License Fees: Rs. 13,000/- Per month including maintenance**
6. **Deposit: Rs. 40,000/-.**

