

Leave and License Agreement

1. Licensors: Shobha Rani
2. Licensees: Powlami Sarma, Aatreyee Das
3. Property Address: C1313, 13th Floor, Eden, Brigade Utopia, Varthur, Bangalore, Karnataka, 560087
4. Duration: 11 Months commencing from March 1, 2025 to January 31, 2026
5. License Fees: Rs. 30,000 Per month.
6. Deposit: Rs. 100,000.

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on March 6, 2025 at Bangalore.

BETWEEN

Name: Shobha Rani Age: 56 Years, Female, residing at 201, Prince Residency, Vivekanand Park, Patliputra colony, PATNA, 800013

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: Powlami Sarma Age: 24 Years, Female, residing at house no 15, lane no 7, vivekananda road, Silchar, Assam, 788007

Name: Aatreyee Das Age: 23 Years, Female, residing at A-10/16 Bidisha CO-OP, Housing Society PH-2, Mukherjee Street, Konnagar, Hooghly, WB, 712235

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 C1313, 13th Floor, Eden, Brigade Utopia, Varthur, Bangalore, Karnataka, 560087. The said premises has 1 Bedroom and 1 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 March 1, 2025 and ending on January 31, 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 favour of the Licensees for a period of 11 months commencing with effect from March 1, 2025 to January 31, 2026.
2. **License Fee:** That the Licensees shall pay to the Licensor the amount of Rs. 30,000 per month excluding maintenance towards the compensation for the use of the said Licensed premises. The

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Powlami Sarma

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Shobha Rani

Date: Fri Mar 07 18:38:35 IST 2025

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Aatreyee Das

Date: Sat Mar 08 11:18:56 IST 2025

Licensee shall pay an additional amount of Rs. 4,000 Monthly towards maintenance charges. The Licensee shall pay rent for a particular month in advance on or before 5th day of the month.

3. **Deposit:** Licensees have paid / shall pay to the Licensor Rs. 100,000 interest free refundable deposit, for the use of the said Licensed premises. That the Licensees have paid / shall pay the above mentioned deposit/premium by Cash - Rs. 100,000. 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 6% 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 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 2 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.

14. **Miscellaneous Clauses:**

1. 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.
2. The Tenant shall be responsible for the payment of all electricity and water bills associated with the premises during the tenancy.
3. The Tenant shall not make any alterations to the furniture, including but not limited to painting, reupholstering, or disassembling, without the Landlord's written consent.
4. The Landlord may deduct reasonable cleaning and painting costs from the Tenant's security deposit if the premises are not returned in a satisfactory condition.
5. This Agreement can be cancelled immediately by the licensor if the Licensee is found guilty of conducting any illegal activity on the premises.
6. Upon vacating the premises, the Tenant is required to return the property in a clean condition, similar to the condition at move-in. If the Landlord deems that the premises require additional cleaning or repainting beyond normal wear and tear, the Landlord will deduct the cleaning and painting associated costs.

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



Shobha Rani

Licensee



Powlami Sarma



Aatreyee Das

In the presence of

