



Stamp Paper vendor information

Vendor Details	WRC Tech Pvt Ltd
Sold to	Legalkart
Vendor License Number	145872035220
Date of Sale	Nov 22, 2022

This Agreement is being electronically executed between the first party and the second party as specified in the agreement. This stamp paper bearing Stamp Serial number **78AB 752611** forms an integral part of the following agreement.

Digitally Signed, and agreed by:Digitally Signed, and agreed by:Digitally Signed, and agreed
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LEAVE AND LICENSE AGREEMENT

1. Property Address: Akshya Nagar 1st Block 1st Cross,
Rammurthy nagar, Bangalore-
560016
2. Property structure 1 BHK
3. Property type Flat
4. Monthly Rent: 14000.00
5. Starting Date: 2023-08-22
6. Period of Rent: 5 Months
7. Maintenance Charges: 1452.00
8. Security Deposit: 256000.00
9. Electricity/Water charges: As per Meters payable as per the
billing cycle to be paid by Lessee
before due dates.

The Leave and License agreement dated **2023-08-22** is executed at Kolkata between The Lessor i.e., **Mr/Ms/Mrs Ananda S/o/D/o/W/o Ajoy Chakraborty** having Aadhar Number **789645633210** , resident of **Akshya Nagar 1st Block 1st Cross, Rammurthy nagar, Bangalore-560016** Hereinafter referred as **Lessor/Owner**

AND (Add Parties here)

a) **Mr/Ms/Mrs Madhu S/o/D/o/W/o Mita** having Aadhar number **321465479874**, PAN number **koiup7894a**, **Employee ID Serv 789**, Permanent resident of **Akshya Nagar 1st Block 1st Cross, Rammurthy nagar, Bangalore-560016** (address as per aadhar card) . on the Stamp Paper bearing Serial number as mentioned on the top left corner of the page.

b) More Parties Are Mention in **Annexure A**.

Hereinafter referred as **Lessee/Tenant**.

FOR THE PURPOSE OF THIS AGREEMENT, IF THE LESSEE ARE MORE THAN ONE AND THEY ARE NOT RELATED TO EACH OTHER LIKE STUDENTS/ OFFICE COLLEAGUES / UNMARRIEDCOUPLE / LIVE-IN COUPLE WILL SPECIFICALLY AGREE TO CLAUSE 22 AND CLAUSE 23 i.e., RENEWAL OF THE AGREEMENT AND DISPUTE AMONG LESSEE.

FOR THE PURPOSE OF THIS AGREEMENT, IF THE LESSEE IS A MINOR i.e., BELOW 18 YEARS, SHALL BE MANDATORILY REPRESENTED THROUGH ITS LEGAL GUARDIAN/PARENT WITH ALL THE DETAILS OF THE REPRESENTATIVE(S).

Parties have executed this leave and license agreement at Kolkata on the Stamp Paper bearing Serial number **78AB 752611** as mentioned on the top left corner of the page on **24th** day of **January 2024**

Whereas the Lessor(s) are the absolute Owner and in possession of the Apartment/Flat/Premises/Property address at **Akshya Nagar 1st Block 1st Cross, Rammurthy nagar, Bangalore-560016**, Pin Code in the State of **West Bengal** hereinafter referred to as the **"demised premise"/ "Leased Premise"**.

Whereas on the request of the Lessee, the Lessor(s) have agreed to let out the said demised premises to the LESSEE, and the LESSEE has agreed to take it on rent w.e.f. **2023-08-22** for its bonafide residential use. Whereas the LESSOR(S) have represented that the said demised premises is free from all encumbrances and the LESSOR(S) has a clean and unrestricted right to the said demised premises. Whereas the Lessor(s) and Lessee both represented that they are legally competent to enter into this Lease Agreement on the terms and conditions contained herein for their residential purpose purely as a LICENSEE for a period of **5 months** starting from **2023-08-22** subject to the terms and conditions contained herein below.

The expression Lessor(s) and Lessee shall mean and include their respective natural legal heirs, and successors, It is more clear though that no assignment of the leasehold premises is permissible expect without written approval of the Lessor.

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normal wear and tear excepted.

- b. Upon the expiry/termination of this agreement, the Lessee shall hand over quiet, peaceful and vacant possession of the Leased Premises in good condition to the Lessor.
- c. The Lessor shall on expiry or termination of this Agreement and the Lessee handing over vacant possession of the Leased Premises, permit the Lessee to remove all furniture and appliances owned by the Lessee.

22. RENEWAL OF LEASE AGREEMENT:

- a. At the end of the term i.e., **after 5 months**, this agreement stands terminated and parties can renew the agreement by signing a new agreement on mutually agreed terms. This agreement should be referred to in the new agreement for Security Deposit and other property-related details.
- b. In a scenario wherein multiple and mutually unrelated lessees (Not family members) i.e., office colleagues, students etc. are party to this agreement and if any or more among them leave the premise and move out of this agreement as lessee; this agreement shall be terminated and remaining parties will sign a fresh agreement on mutually agreed terms. If this termination happens before the lock-in period and parties are not renewing this agreement security deposit will be forfeited as agreed above in the agreement.
- c. It is the sole responsibility of the lessee (any and all the parties to the agreement) to inform the lessor about the exit of one or more mutually unrelated lessee. If not informed; any and all liability of the exiting lessee shall be solely borne by the remaining lessee in the agreement.

23. DISPUTE AMONG UNRELATED LESSEE

- a. If any dispute arises amongst the UNRELATED LESSEE hereto during the subsistence of this Agreement in connection to their mutual differences or disagreements the Parties shall endeavor to settle such a dispute amicably.
- b. If the dispute can't be settled mutually, it will be the sole responsibility of the lessee(s) to file a complaint at the appropriate forum like the police station.
- c. Under any circumstances, Lessor shall not be a part/party of this kind of dispute and it will not intervene in the dispute.
- d. If any police complaint is filed by any of the Lessee on its co-resident lessee; this agreement stands terminated with immediate effect and the lessor shall not be responsible for anything that happens at the demised property. In this circumstance; the lessor can give an immediate eviction notice to all the lessee at its sole discretion anytime.
- e. If the above scenario occurs within the lock-in period; the eviction notice will lead to complete forfeiture of the security deposit.

24. FORCE MAJEURE:

- a. If the performance of either party, or any of its obligations under this agreement is prevented, restricted, delayed or interfered with, by reason of any one or more of the following events namely fire, explosion, accident, natural calamities, epidemics, terrorist attacks, act(s) of sabotage, war (whether declared or not), civil commotion, riots, military coup, or other violence, any change in law or regulation or any other action of any government, or any other act or condition whatsoever beyond the reasonable control of the party (each such event to be called a "Force Majeure" event), then the party shall be excused from such performance to the extent of such prevention, restriction, delay or interference; provided, however, that the party gives prompt notice of the Force Majeure event and provides a description to the other Party of such Force Majeure event in such notice, including a description, in reasonable detail, of the occurrence and cause of the Force Majeure event; and provided further that the party may, though not obligated, use reasonable efforts, (not involving substantial costs), to avoid or remove or correct such Force Majeure event(s) and shall continue performance hereunder whenever such Force Majeure event(s) is/are removed.

25. VERIFICATION AND STAMP FROM SOCIETY ADMINISTRATION PRIOR TO POSSESSION:

- a. The Lessee/Tenant hereby acknowledges and agrees that, prior to taking possession of the rented apartment, they shall obtain verification and approval of this Rental Agreement from the Society Administration Office. Said verification and approval shall be denoted by an official stamp from the Society Administration Office, which should be affixed to a copy of this Rental Agreement. Without this stamped approval from the Society Administration Office, the Tenant understands and accepts that possession of the rented apartment will not be granted.

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Annexure 1

The LESSEE has agreed to pay the monthly rent to be paid in full, by direct wire transfer to the LESSOR bank account.

SECURITY DEPOSIT:

The LESSEE has paid the security deposit amount of **Rs. 256000.00 (Two Lakh Fifty Six Thousand only)** by the way of a direct wire transfer from the LESSEE bank account to the LESSOR bank account.

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Annexure 2

The Leased Premises has the following fittings and furnishings:

Item	Count
Table	2
Chair	8

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Annexure 3
Additional Member List:

SL#	Description	Son/Daughter/Wife of Name	Aadhar No.	PAN No.	Relationship
1	suvra	Mr mitra	654132109874	sgrpd7894a	Brother

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KYC
Aadhar Card



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PAN Card



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by:

The Lessor and Lessee have hereunto agreed to the agreement through digital signature.

Digitally Signed, and agreed by:

Lessor

Lessee

Lessee

If the parties physically sign the agreement, they take full responsibility for the personal data given and accept that it is correct to the best of their knowledge

Lessor

Lessee

Lessee

Signature on behalf of **Madhu**

Mob :

Severability Clause:

"If any provision of this Agreement is found by any court or administrative body of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability will not affect the other provisions of this Agreement which will remain in full force and effect. If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question will apply with such modification(s) as may be necessary to make it valid and enforceable."

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Schedule A mentioned hereinabove
(Leased Premises)

ALL THAT Akshya Nagar 1st Block 1st Cross, Rammurthy nagar,
Bangalore-560016, 1 BHK, Flat

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