



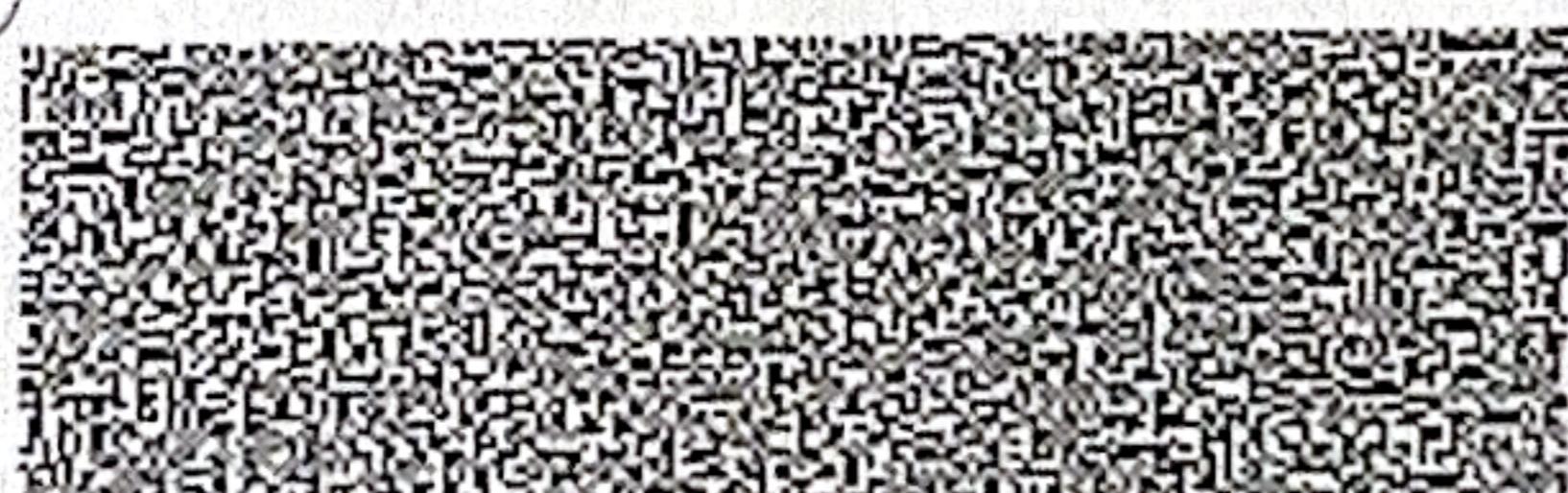
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	IN-KA48665131999299X
Certificate Issued Date	:	11-Feb-2025 10:38 AM
Account Reference	:	NONACC (FI)/ kagcs108/ KODATHI GATE1/ KA-JY
Unique Doc. Reference	:	SUBIN-KAKAGCSL0830013574416409X
Purchased by	:	NALIN ANTHONY DSOUZA NEIL ANTHONY DSOUZA
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.)	:	2,00,000 (Two Lakh only)
First Party	:	NIKHIL MIRLE
Second Party	:	NALIN ANTHONY DSOUZA NEIL ANTHONY DSOUZA
Stamp Duty Paid By	:	NALIN ANTHONY DSOUZA NEIL ANTHONY DSOUZA
Stamp Duty Amount(Rs.)	:	500 (Five Hundred 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

Sulphur Nests

1. The author of the book is not mentioned but the book is written in the form of a story. The book is written in a simple language.
2. The book is written in English.
3. The book is written in a simple language.

Leave and License Agreement

1. Licensor(s): Nikhil Mirle
2. Licensee(s): Nalin Anthony Dsouza, Neil Anthony Dsouza
3. Property Address: GF-101, 1st Floor, V Venture Golden Heights, Akshaynagar, Bangalore, Karnataka, 560076
4. Duration: 11 Months commencing from January 1, 2025 to November 30, 2025
5. License Fees: Rs. 35,000 Per month.
6. Deposit: Rs. 200,000.

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on February 11, 2025 at Bangalore.

BETWEEN

Name: Nikhil Mirle Age: 34 Years, Male, residing at V VENTURE GOLDEN HEIGHTS, 560076

Hereinafter referred to as the "Licensor" (which expression shall mean and include the Licenser above named and also their respective heirs, successors, assigns, executors and administrators).

AND

Name: Nalin Anthony Dsouza Age: 35 Years, Male, residing at V VENTURE GOLDEN HEIGHTS, 560076

Name: Neil Anthony Dsouza Age: 38 Years, Male, residing at V VENTURE GOLDEN HEIGHTS, 560076

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

WHEREAS the Licenser is the lawful and legal owner and is fully seized and possessed of the premises located at GF-101, 1st Floor, V Venture Golden Heights, Akshaynagar, Bangalore, Karnataka, 560076. The said premises has 3 Bedroom and 2 bathrooms. Hereinafter referred to as "Licensed Premises".

AND WHEREAS the Licensees have approached the Licenser 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 January 1, 2025 and ending on November 30, 2025, on terms and subject to conditions hereafter appearing.

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

1. **Period:** That the Licenser 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 January 1, 2025 to November 30, 2025.
2. **License Fee:** That the Licensees shall pay to the Licenser the amount of Rs. 35,000 per month including maintenance 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 1st day of the month.
3. **Deposit:** Licensees have paid / shall pay to the Licenser Rs. 200,000 interest free refundable deposit, for the use of the said Licensed premises. That the Licensees have paid / shall pay the above mentioned deposit/premium as mentioned above by Transaction Reference No. 11111111111111, dated April 1, 2023, drawn on the Licensee's Banking Account with Hsbc Bank Bank, Hsbc Mg Road Branch Branch. Amount Rs. 200,000 This amount shall be refunded by the Licenser 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. **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 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.
5. **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.
6. **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 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 Licensees and their belongings from the licensed premises, without recourse to the court of law.
7. **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 Lessor.
8. **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.
9. **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 Lease and License is imposed, the Lessor 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 Lessor as mentioned earlier.
10. **Lock-in Period:** That both the parties have agreed to set a lock-in period of 1 months during which neither the Lessor 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 Lessor the license fees for the remaining lock-in period at the rate as agreed upon in Clause 2. On the other hand, Lessor shall compensate the Licensee for loss and inconvenience caused to the Licensee if they have been asked to vacate the premises by the Lessor.
11. **Other Charges:** That all statutory rates, taxes, levies, assessment etc. in respect of the said premises shall be paid by the Lessor.
12. **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.
13. **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. 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.
 3. The Tenant shall be responsible for the payment of all electricity and water bills associated with the premises during the tenancy.

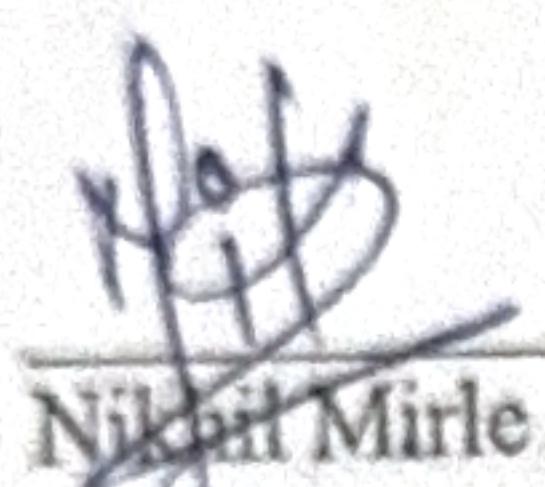


4. In the event of damage caused by the Tenant, the Tenant shall be liable for the cost of repair or replacement of the damaged furniture or furnishings.
5. The Landlord may deduct reasonable cleaning and painting costs from the Tenant's security deposit if the premises are not returned in a satisfactory condition.
6. This Agreement can be cancelled immediately by the licensor if the Licensee is found guilty of conducting any illegal activity on the premises.

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

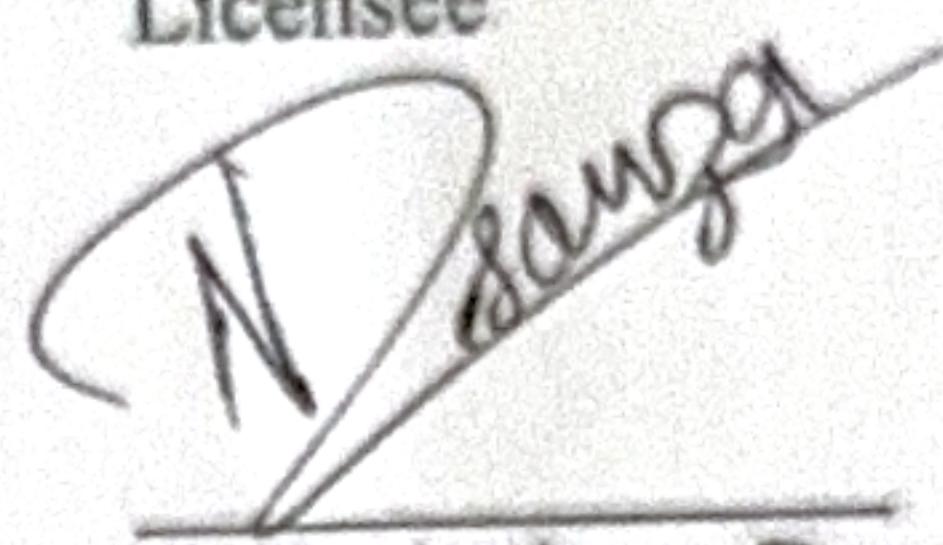
Signed, Sealed and Delivered by

Licensor

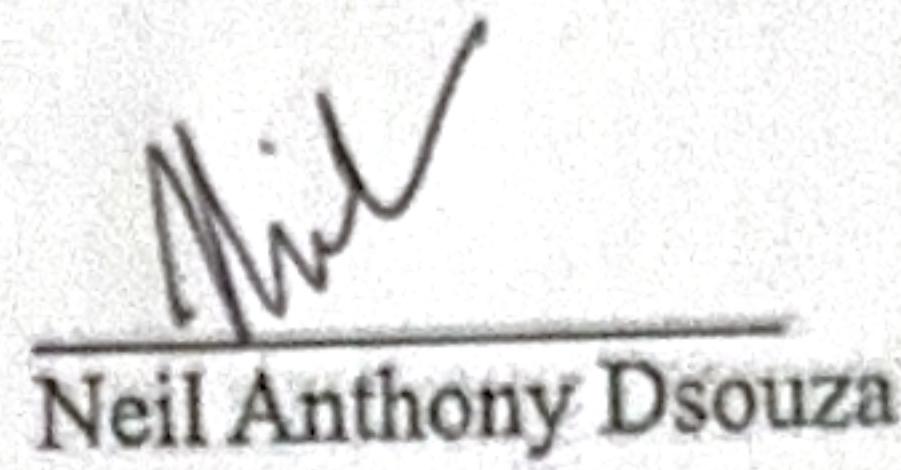


Nikhil Mirle

Licensee



Nalin Anthony Dsouza



Neil Anthony Dsouza

In the presence of
VIVEK VELURI
