



INDIA NON JUDICIAL

Government of Uttar Pradesh

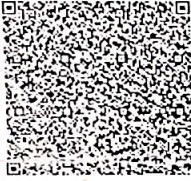


IN-UP49502509481586Y

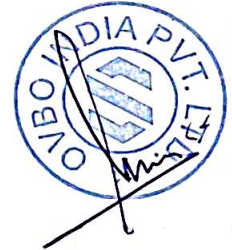
e-Stamp



Certificate No. : IN-UP49502509481586Y
Certificate Issued Date : 13-Jan-2026 04:31 PM
Account Reference : NEWIMPACC (SV)/ up14058104/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1405810492132290665827Y
Purchased by : Kunal Prakash
Description of Document : Article 35 Lease
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Kunal Prakash
Second Party : Jaap Kaur
Stamp Duty Paid By : Kunal Prakash
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Jaap

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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 & LICENSE AGREEMENT

This agreement is made and executed at Noida on this 10th January 2026 by and between:

Mr. Kunal Prakash S/O Om Prakash Yadav R/O 305-A, Gopala Greens, Ratan Lal Nagar, Kanpur, Uttar Pradesh-208022. hereinafter referred to as the "Lessor" (which expression shall, unless excluded by or repugnant to the context or meaning thereof, be deemed to mean and include his legal heirs, successors, executors, administrators and assigns) of the One Part.

And

Ms. Jaap Kaur C/O: Satinderpal Singh, R/O, H/NO: - Near Bhatha Sahib Chowk, Village Sukhrampur, Rupnagar, Punjab, 14001. hereafter referred to as the "Licensee" which expression where the context requires or admits shall include its successors, representatives, nominees and permitted assignees) of the OTHER PART.

The "LESSOR" and "LESSEE" are together referred to as "parties" and individually as "party"

The "LESSOR" has entered into a service agreement dated 15th September 2024 with OVBO INDIA PVT LTD CIN no: **U93000HR2018PTC074706** for Property Management Service

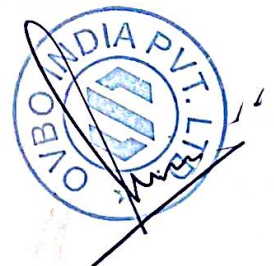
The LESSOR's Agent i.e., **OVBO INDIA PVT LTD** shall be referred as Agent hereafter.

WHEREAS

the Licensor is the sole and absolute owner of and is entitled to the possession and use of the premises situated at **Tower-CC-2-804, Room -03, Supertech Capetown, Sector-74, Noida-UP. 201301.** consideration of the Licenses Fee and the term of this agreement the parties hereby agree that the Lessee is granted a limited license to use the property exclusively for his residential purpose along with fittings and furnishing hereinafter amenities as stated in the **move-in check list.**

The Licensee being in need of residential premises has approached the Licensor and requested the Licensor to permit the Licensee to occupy and use the Leased Premises, for an initial Period of 11 months w.e.f. **10.01.2026** on a leave and license basis for residential purpose on the terms and conditions agreed to by the parties and recorded hereunder.

Jaap



NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AS FOLLOWS: -

1. That the Licensor is the absolute owner and in possession of the Leased Premises. That upon the express declaration that only the permission to use is granted and not any other right, whatsoever has been given or conferred and / or is intended to be given or conferred; the Licensor has granted to the Licensee the right of sole and exclusive use of the Leased Premises for residential purposes.
2. The license will be for an initial period 11 month, from **10th January 2026 to 09th December 2026** and may be extended further by mutual option with a 10% increase in license fee as per market Rate by executing a fresh document to that effect. **There are 30 days' Notice Period From both side & 3 months lock-in period. Notice Period Start after the Completion of Lock-In Period.**
3. **The monthly license fee (Including of maintenance charges) payable by the Licensee to the Licensor for the right of sole and exclusive use of the Room - 03, shall Rs. 18300/- (Eighteen Thousand Three Hundred Rupees only) Including (Rs.300 WIFI) per month payable in advance on or before the 5th day of each month by ECS Transfer in the name of OVBO INDIA Pvt. Ltd. Any payment after 5th shall be with late fine of Rs.150 per day. In case of non-payment of the monthly rent till the extended due date which is of 6th day of any calendar month, company has the authority to charge late fees, disconnect the Electricity supply or can ask to vacate the premises on immediate basis with an intimation of 24hrs.**
4. The Licensor hereby agrees to the Licensee using the leased premises for residential purposes only without causing any inconvenience or affecting the peace and tranquility of other residents.
5. All taxes, duties or levies, in respect to the Leased Premises shall be paid by the Licensor except Service Tax or any indirect tax levied by the authority on the Licensee.
6. The Licensee will deposit with the Licensor an Interest free refundable security deposit of **Rs. 18000/- (Eighteen Thousand Rupees only)** receipt of which will be duly acknowledged by the Licensor. The amount of the said security deposit shall be retained by the Licensor and returned to the Licensee, without interest, with the Licensee removing itself and all its belongings, articles and things from the Leased Premises on the expiration or sooner termination of this agreement and handing over the vacant possession of the Leased Premises to the Licensor and having paid all the amounts payable under this agreement to the Licensor, society or any due of power, water or any other statutory due. **The Security deposit shall only be returned (not adjustable with last month's license fee) within 7 working days of handing over the vacant possession of the Leased Premises to the Licensor.**

Jaap



7. In the event of the Licensor not refunding to the Licensee the security deposit as aforesaid, the Licensor will be liable to refund the same to the Licensee with interest of the rate of 12% per annum from the date of the expiry / termination of this agreement till the date of actual payment. If, however, the Licensee fails to vacate the above said premise on the expiration or sooner termination of this agreement, the **Licensee is liable to pay the Licensor Rs. 300/- per day for every extra day.**
8. The charges for the electricity, gas, Internet, and other services/Outgoings shall be borne by the Licensee.
9. The Licensee shall keep the Leased Premises clean and usable.
10. The Licensee shall, at its own cost and expenses, keep the Leased Premises, including the entire Licensor's electric, water and sanitary installations therein, in good condition, clean and usable. Also, all the minor maintenance / Wear and tear of the premises including appliances, furniture or any other sanitary/electrical/water, etc. equipment.
11. The Licensee shall bear all the cost of damage and if unfit to use / malfunctioning of **consumable items not limited to Toilet seat & cleaning Jet, Gas Stove, Door Locks, Lights, all Fans, all Switches & Regulators, etc.**
12. At the time of move out- 999/- Room Restoration Charges is applicable, will be pay by the tenant side.
13. The arrangement under the agreement shall be only that of a Licensor & Licensee & the Licensee shall not make or have any claim to tenancy any other right, title nature in the leased premises or portion thereof. **The Licensee shall not be entitled to make any sub-lease** in respect of the said Premises with anyone.
14. The original of this agreement shall be retained by the Licensor and the duplicate shall be retained by the Licensee.
15. Licensee shall not play loud music and perform any illegal activity in the premises, and will maintain the decorum of the society and shall not disturb any other society member/owner/tenant. Licensee shall follow all the rules and regulations of the society.

TERMINATION

- 1.1 either Party may terminate this Agreement without cause by an advance notice of 30 days.



1.2 "LESSEE" agrees and understands that if he/she fails to pay License Fee or any other payment on the Due Date or breaches the Agreement in any other manner, the "LESSOR" shall be entitled to terminate this Agreement and require the "LESSEE" to vacate the Property within 2 days of a notice sent via push notification or messages or email or registered post or any other means.

1.3 In addition, the "LESSOR" shall be entitled to implement the Lock Out Provision as per license clause Notwithstanding, "LESSEE" shall vacate the Property within 24 hours of notice, in the event of any of the following:

- a. Written complaint from the housing society/association against the "LESSEE"; OR
- b. Use of the Property for reasons other than exclusively residential use by the "LESSEE" only; OR
- c. LESSEE" being involved in any illegal activities or uses the Property for purposes other than approved use; OR
- d. LESSEE" 's non-cooperation with the LESSOR" with respect to clean keeping premises and misuse of Property resulting in discomfort and/or distress to another Co "LESSEE" OR
- e. In the event "LESSEE" 's breach of any terms and conditions prescribed by Agent; OR
- f. if any deliberate damage to the Property or the Amenities; OR
- g. Any inaccuracy or misinformation in relation to identity/bank documents.
- h. A breach by the "LESSEE" representations and warranties or any material terms.
- i. If applicable, at the request of the financial services provider.
- j. Upon service the notice period tenant will allow visitors to show his flat/room

* "LESSOR" has full authority to make deductions up to the full Security Deposit in such cases.

Vacation notice

Tenant has to serve 30 days' notice period and Apply the Eviction on SHFTIN APP or on care@shftin.in

UTILITY COSTS

- 1.1 The LESSEE" shall pay all utility costs but not limited to (electricity [Excluding fixed electricity charges], water, monthly charges for DTH, Internet charges, IGL Gas pipeline charges and other utilities) after move-in, based on actual usage and rates. The "LESSOR" or its agent has installed devices to measure the consumption of the "LESSEE" and the measurement by such devices shall be final.
- 1.2 Any disagreement/ dispute between CO-"LESSEES on utilities shall be settled among themselves without any reference to "LESSOR". "LESSEE" shall make full payment of their portion of payment for utilities on or before the due date for continuous supply. "LESSOR" will disconnection of utilities. Also, any charges required to be paid for restoration of utility supply like electricity, gas pipeline etc. resulting from disconnection will be paid by "LESSEE"
- 1.3 LESSEE shall be liable to pay Move in and move out charges to authority if applicable.

Signature



NOTICESS

1. Any notice to be issued, should be served through email or through a physical letter delivered by registered post to the registered addresses.
2. For delivery through email, a delivery receipt will be considered as proof of delivery.
3. In case the notice is delivered through a registered post, the delivery of the letter to the other Party would be (i) 5 (five) days from the date on which the letter is sent or; (ii) Date of actual receipt of the letter by another Party, whichever is earlier.
4. For "LESSOR", delivery to an agent appointed by "LESSOR" that is OVBO INDIA PVT.LTD will be considered submission of notice. Such instances will be immediately informed by OVBO INDIA PVT.LTD to "LESSOR" in writing.

SIGNED and DELIVERED by

OVBO INDIA PVT LTD

SIGNED and DELIVERED by



Ms. Jaap Kaur
C/O: Satinderpal Singh