

LEAVE AND LICENSE AGREEMENT

1. Licensors : Gayatri Devi Kanumolu , Kireeti Kanumolu
2. Licensee : Juthika Duarah, Nitish Saikia
3. Property Address : SF07, 2nd Floor, Ajantha Meadows , 3rd Cross, Akshaya Nagar, Yellanahalli main road, Bengaluru, Karnataka, 560068
4. Duration : 11 Months commencing from 20th April, 2026 to 20th March, 2027
5. License Fee : Rs. 35,000 Per month.
6. Deposit : Rs. 100,000

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on April 16, 2026 at Bangalore

BETWEEN

Name: Gayatri Devi Kanumolu Age: 41 Years, Female, PAN: BACPK2566G residing at Sf07, Ajantha Meadows, 3rd Cross, Akshaya Nagar. Yellanahalli Main Road. Bengaluru, 560068

Name: Kireeti Kanumolu Age: 46 Years, Male, PAN: ANOPK3297L residing at Sf07, Ajantha Meadows, 3rd Cross, Akshaya Nagar, Yellanahalli Main Road, Bengaluru , 560068

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

AND

Name: Juthika Duarah Age: 34 Years, Female, PAN: BBCPD9910J residing at C/o Ajantha Kumar Duarah, Bojaltoli Village, P.o.: Borguri, Dist: Tinsukia, Assam, 786125

Name: Nitish Saikia Age: 34 Years, Male, PAN: FKJPS8494G residing at House No 128, Bsnl Colony Path, Patia Chuburi, Mission Chariali, Tezpur, Assam, 784501

Hereinafter referred to as the "licensee" (which expression shall include only the licensee above named).

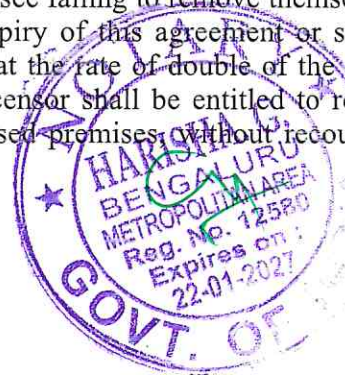
WHEREAS the Licensors are the lawful and legal owners and are fully seized and possessed of the premises located at Sf07, 2nd Floor, Ajantha Meadows , 3rd Cross, Akshaya Nagar, Yellanahalli Main Road, Bengaluru, Karnataka, 560068 . The said premises has 2 bedrooms with 2 bathrooms. Hereinafter referred to as Licensed premises.

AND WHEREAS the Licensee have approached the Licensors 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 April 20, 2026 and ending on March 20, 2027 on terms and subject to conditions hereafter appearing.

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



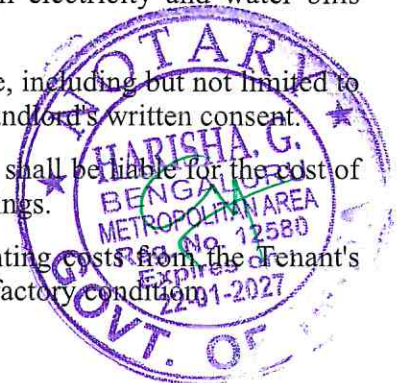
1. Period: That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed premises without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of **11 months** commencing with effect from **April 20, 2026** to **March 20, 2027**
2. License Fee: That the Licensee shall pay to the Licensor the amount of **Rs. 35,000** per month **Including** maintenance towards the compensation for the use of the said Licensed premises.
3. Rent Due Date: The Licensee shall pay rent for a particular month in advance on or before **5th** day of the month.
4. Deposit: Licensee have paid / shall pay to the Licensor **Rs. 100,000** interest free refundable deposit, for the use of the said Licensed premises. 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.
5. The Licensee has paid 32,0000/- as part of above mentioned deposit on 9th April 2026.
6. The Licensee shall pay the remaining deposit before 20th April 2026.
7. 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.
8. Usage, Damages & Repairs: The Licensee shall use the said premises for residential purpose only. The Licensee shall maintain the said premises in its existing condition. Any damage caused to the said premises, the same shall be repaired by the Licensee at their own cost subject to normal wear and tear. The Licensee 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.
9. No Tenancy: That the Licensee 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.
10. Possession: That the Licensee on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensee 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 Licensee and their belongings from the Licensed premises without recourse to the court of law.



11. Alteration: That the Licensee 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.
12. 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.
13. Cancellation: That, subject to the condition of lock-in period (if any), if the Licensee ommit 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 Licensee 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.
14. 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 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 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
15. Other Charges: That all statutory rates, taxes, levies, assessment etc. in respect of the said premises shall be paid by the Licensor.
16. 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 Licensee at their own cost, subject to normal wear and tear.

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. 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.
5. 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.
6. 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.



7. This Agreement can be cancelled immediately by the licensor if the Licensee is found guilty of conducting any illegal activity on the premises.
8. The Tenant agrees that no additional pets will be kept on the premises without the Landlord's prior written consent.
9. The Tenant shall be liable for any damage caused by the pet to the premises, including but not limited to chewing, scratching, or soiling. The tenant agrees to repair any such damage at their own expense or reimburse the Landlord for the cost of repairs.
10. The Tenant shall not use the Premises to obtain or register for Goods and Services Tax (GST), nor represent it as their principal place of business for GST purposes, without prior written consent from the Landlord. Any such action shall constitute a material breach and may lead to immediate termination of this Agreement.

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

LICENSEE

Gayatri Devi Kanumolu

Juthika Duarah

Kireeti Kanumolu

Nitish Saikia

In the presence of

ATTESTED BY ME

HARISHA.G.BALLA,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
37, 3rd Floor, 2nd Cross, Raghava Nagar
N.T.Y. Layout, Mysore Road, Bangalore - 28



17 APR 2026

Schedule I

Sr No.	Item	Number of Units
1	6 Seater Dinning Table	1
2	6 Seater Sofa	1
3	Cots	2

4	Mattress	1
5	Solar Water Heater	1
6	Geyser	1
7	Chimney	1
8	Center Table	1

