



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA44114024881298Y
Certificate Issued Date : 27-Apr-2026 12:08 PM
Account Reference : NONACC (FI)/ kacrsfl08/ HSR LAYOUT1/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0881160372827946Y
Purchased by : BRICKSTACK PROPERTY SOLUTIONS PVT LTD
Description of Document : Article 32-A (i) Letter of License - Not more than 1 year in case of residential property
Property Description : LEAVE AND LICENSE AGREEMENT
Consideration Price (Rs.) : 75,000
 (Seventy Five Thousand only)
First Party : BRICKSTACK PROPERTY SOLUTIONS PVT LTD
Second Party : NANDYALA SAINATH REDDY AVINASH KESHAV KUMAR
Stamp Duty Paid By : BRICKSTACK PROPERTY SOLUTIONS PVT LTD
Stamp Duty Amount(Rs.) : 375
 (Three Hundred And Seventy Five only)



Please write or type below this line

LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE AGREEMENT is executed on **13th November 2025** in Bangalore,



BETWEEN

N. Sainath

Brickstack Property Solutions Pvt. Ltd., with its authorized signatory **Mr. Aryan** as **(PROPERTY MANAGER)** on behalf of **Mr. Amit Kulkarni**, S/o Sham Kulkarni, aged 45 years having permanent address at Flat No 1002, A-Wing, Kapil Upavan Society, Bibwewadi, Pune, India **(OWNER)** and **Mrs. Soumyasmita Das**, D/o Partha Das, aged 42 years having permanent address at Flat No 1002, A-Wing, Kapil Upavan Society, Bibwewadi, Pune, India **(OWNER)**.

Herein after referred to as the **LICENSOR** (which expression, wherever context requires, mean and include, his heirs, representatives, executors and assigns) of the FIRST PART;

AND

Mr. Nandyala Sainath Reddy, S/o Nandyala Shekar Reddy, aged about 25 years, having permanent address at H. No. 7-5, Dasari Gudern, Narket Pally Mandal, Yellareddy Guda, Nalgonda, Andhra Pradesh – 508254 **(Tenant)** and

Mr. Avinash Haridas, S/o Haridas, aged about 33 years, having permanent address at Plot No. 163 Nandanvan Society, Lane No. 8, Sector 17 Nerul East, Navi Mumbai, Thane, Maharashtra – 400706 **(Tenant)** and

Mr. Keshav Kumar, S/o Naresh Das, aged about 29 years, having permanent address at House No. – 161, Tand Balidih, Bandhdih, Bokaro, Jharkhand – 829301 **(Tenant)**.

Hereinafter referred to as the **LICENSEE** (which expression, wherever context requires, mean and include, his heirs, representatives, executors and assigns) of the SECOND PART.

WHEREAS the LICENSOR has the absolute right to let out the Scheduled Property, bearing address **Raga-1103, Salarpuria Cadenza, Sy.No.48/4D & 48/4E, Hongasandra Village, Kudlu Gate, Begur Hobli, KARNATAKA, 560068**, described in the schedule to this Agreement, and enter into this Leave and License Agreement with the Licensee on the terms and conditions contained herein; and has got this right by signing an Agreement with the sole and absolute owner/S of the Schedule Premises.

WHEREAS the LICENSOR has agreed to let the premises hereinafter referred to as the SCHEDULE PREMISES and more fully described in the schedule below, together with fittings, fixtures and amenities as detailed in the annexure (2) hereto, to be used by the LICENSEE for residential purpose only for themselves and their immediate family members and the LICENSEE has agreed to take the Scheduled/Licensed Premises on Leave and License from the LICENSOR on the following terms and conditions mutually agreed to between the parties;

AND WHEREAS the Licensee has approached the licensor with a request to allow the Licensee to temporarily occupy and use schedule premises, on leave and license basis until the Licensee gets another more suitable accommodation.

The terms of this Leave and License shall be as follows:

1. The LICENSOR, under the following terms and conditions, including those related to the License fees, hereby agrees to grant, by way of LICENSE to the LICENSEE, the SCHEDULE PREMISES, more fully described in the Schedule to this agreement.
2. Both the LICENSOR and the LICENSEE hereby undertake to duly observe all covenants incorporated in this Leave and License Agreement.
3. The License shall commence on **01st December 2025** and will be for a period of 11 months, and shall expire on **31st October 2026**, and can be renewed with a fresh



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agreement that must be signed at least **2 months** prior to the Expiration of the said License. It is LICENSEE responsibility to inform the LICENSOR about their willingness to renew the agreement and have it executed before the expiry of the current agreement. The standard escalation during renewal will be **5%**. The Licensor can renegotiate the rent in case of any major fluctuation of rent due to market conditions. LICENSEE has to pay Rs 1,000/- as a documentation charge.

Usage of the SCHEDULE PREMISES

4. On signing this agreement, the LICENSOR herein has handed over the Schedule Premises to the LICENSEE to stay. The handing over of the Licensed Premises by the LICENSOR to the LICENSEE shall not be construed as handing over possession of the Licensed Premises in part performance of a contract within the meaning of Section 53-A of the Transfer of Property Act 1882, but only as a permission to stay at the Licensed Premises as a Licensee under a License as defined under Section 52 of the Indian Easements Act 1882. The physical and legal possession of the Licensed Premises shall always be with the LICENSOR only.
5. LICENSEES shall pay the LICENSOR a License fee, for the Schedule Premises an amount **Rs 75,000/-** per month, **excluding** common Maintenance charges, due before 7th of each English calendar month in **advance** (e.g. June month rent has to be paid on or before 7th June), producing a proof of the transfer. Any delay in payment, subject to clearance, after the said due date will be charged Rs 100/ day allowable up to 10 days of delayed payment. Further delay will result in a vacate notice of 1 month, to be sent to the email mentioned by the Licensee in the tenant form. The **2 months** notice period that the Licensor needs to give the Licensee shall become void in this case. Also, in an event a cheque bounces, a penalty of Rs 1000 shall apply. Cheques sent to the company address should reach before 5th of the calendar month.
6. The LICENSEE has paid the Licensor an interest free refundable Security Deposit of **Rs 3,00,000/- (Three Lakh only)**, the receipt of which the Licensor hereby acknowledges. The said interest free Security Deposit shall be refundable to the LICENSEE by the Licensor within 7 days of the LICENSEES handing over the Scheduled Premises with all the fixtures, fittings, amenities and all keys on the expiry or earlier termination of the License. The Licensor shall be entitled to deduct from the said Security Deposit any arrears of license fees, electricity, water charges and other utilities, association dues, and the costs of any repairs for damages to the Licensed Premises and to the fixtures, fittings and amenities provided by the Licensor, including cleaning, painting, and supervision charges in the event of the Licensed Premises being not provided in the same state it was handed over to the LICENSEE. Painting and cleaning charges up to 1 month will be deducted from the Security Deposit.

The LICENSEE hereby covenants with the LICENSOR as follows:

7. The LICENSEE hereby undertakes to pay the License Fees regularly, as hereto provided without making any deductions whatsoever therefrom and in a manner laid down here in above.

Usage of the Schedule Property

8. The LICENSEE hereby undertakes to use the premises for residential purpose only and abide by all applicable laws, bye-laws, rules and regulations and further covenants not to carry on any commercial activity (paying guest, guest house, service apartment,



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hotel, company, or GST registration etc) or illegal business or trade within the Licensed Premises either by itself or through a Third Party. In addition, the LICENSEE hereby undertakes not to store within or around the Licensed Premises, any materials or goods that are dangerous or prohibited by any law, rule or guideline. Further, the LICENSEE shall not commit any nuisance or disturbance to the residents in the neighbourhoods. The LICENSEE shall be responsible for any breach of this clause. The LICENSEE herein agrees to indemnify the LICENSOR for any such damage, including action by third party that may occur due to breach of this clause.

9. The LICENSEE hereby agrees to get the periodic servicing of geyser, hob/stove, chimney, water purifier and other electrical items if any. The LICENSOR shall not be responsible for any malfunction or injuries that arise by non-servicing of these appliances by the LICENSEE.
10. The LICENSEE hereby further covenants not to alter the structure or construct or erect semi- permanent, permanent, or temporary, structure inside or outside the Licensed Premises or change the walls, doors, or damage the flooring.
11. The LICENSEE hereby undertakes that during the tenure of this Leave and License Agreement, the LICENSEE shall keep the Licensed Premises as well as all fixtures and fittings within the Licensed Premises in good and working condition and repair subject to normal wear and tear (due to age of fitting and fixtures). Any damage of fittings, fixtures or any part of the Licensed Premises, caused due to LICENSEE's negligence will be borne by LICENSEE. Any repairs not caused due to negligence of the Licensee shall be done free of cost by the Licensor during the first 20 days, subject to a written request. After the said period, any minor repair work (costing less than Rs 1250/-) in the Licensed Premises shall be borne by the LICENSEE, even if not caused by the negligence of the LICENSEE.
12. The LICENSEES shall not transfer the License, nor sublet, re-let, under-let, or part with, a portion or portions, or the whole of the Licensed Premises including the fixtures and fittings in favour of any Third Party, or change/ modify the nature of license other than license for residential purpose only.
13. The LICENSEE hereby agrees to permit the LICENSOR and/or his authorized representatives to enter into and inspect the Licensed Premises in the presence of the LICENSEE and/or its authorized representatives at all reasonable hours with 24 hours advance notice, for inspecting or carrying out repairs, if any, to the premises.
14. The LICENSEE hereby agrees to pay all utility charges - the electricity, water, gas, internet and phone charges directly to the concerned authorities in respect of the Schedule Property as per the meter(s) provided therein.
15. The LICENSEE shall follow the rules and regulations laid down time to time by the Apartment owners society, during the period of this agreement. Any fines that result from Non-Compliance shall be borne by the Licensee only. The Licensor is free to deduct any such fines during final settlement.
16. On the expiry or earlier termination of this License, the LICENSEE shall restore the Licensed Premises to its original state by removing Licensee's fixtures, fittings and amenities NOT provided by the Licensor, without causing any damage to the Licensed Premises and to the fixtures, fittings and amenities provided by the Licensor, normal wear and tear accepted. Any nails fitted by the LICENSEE must be removed and the walls restored to its original condition. Any holes caused due to the LICENSEE's A/C ducting, drilling, nails, etc., must be repaired by the LICENSEE and the walls restored to its original



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condition with a fresh painting to the walls, as required. The Licensee shall also get a professional deep cleaning done, to restore the property to the condition in which it was handed over.

The LICENSOR hereby covenant with the LICENSEES as follows:

17. That the LICENSEE paying the license fees hereby reserved and observing all the undertakings and covenants incorporated herein, shall be entitled to enjoy peaceful use of the Licensed Premises during the term of the License, without any objection or interference whatsoever from the LICENSOR or any person/(s) claiming through the LICENSOR.
18. The LICENSEE shall not be responsible for the payment of all property rates, taxes, cesses, and all other charges including Municipal Taxes, levied by any authority whatsoever, in respect of the Licensed Premises.
19. The LICENSOR shall attend to any major structural defects for repairs to the Licensed Premises on notice in writing of such defects being given by the LICENSEES to the LICENSOR. The Licensee shall inform the Licensor of any defects or repairs, structural or fittings immediately after becoming aware of such an issue.

TERMINATION

20. Either party shall have the right to terminate this License by giving a written notice of termination **two** months in advance to the other party. The LICENSEE must send a notice **ONLY** by email to **hello@tenanted.in/aryan@tenanted.in**. **No verbal or textual notice in any other form mentioned above shall be accepted.**
21. The LICENSEE shall hand over the restored Licensed Premises to the LICENSOR, along with all the keys given to the LICENSEE, on or before the expiry of this License or completion of its earlier termination's notice period, and any delay in doing so would be subject to a penalty. The LICENSOR shall refund the security deposit subject to Clauses of this Agreement, within 7 days of receiving the vacant premises and all keys.
22. The LICENSOR is entitled to **terminate** this Leave and License Agreement in the event of the Licensee committing any breach of any of the terms of this License or for a default in payment of the License Fees or electricity charges on the due dates. The LICENSOR shall, in such cases, serve a notice of such default on the LICENCEE at the aforementioned address of the LICENSEE by Registered Post, OR to the email ID of the LICENSEE as noted in the Tenant form, and the LICENCEE shall, within 48 hours of the receipt of such notice, rectify such default failing which the LICENCE will stand terminated and the LICENCEE shall hand over the licensed premises to the LICENSORS forthwith. The LICENSEE shall pay an additional penalty of Rs. 1000 for any cheque given by the LICENSEE to the LICENSOR that bounces, and the defaulting amount along with the penalty will need to be transferred to the LICENSOR's account within 48 hours, failing which the LICENCE will stand terminated and the LICENCEE shall hand over the licensed premises to the LICENSORS forthwith.
23. In the event of the LICENCEE is declared insolvent or the LICENCEE is ordered to be wound up for any reasons by any Court or direction and /or receiver being appointed, this LICENCE shall stand terminated and the LICENSORS shall become entitled to take back the licensed Premises and to occupy it forthwith.



24. The LICENSEE agrees that the LICENSORS shall upon termination of the LICENSE in any of the circumstances mentioned in any of the clauses set out under 20 to 23 above, be entitled on such termination to resume possession of the Licensed Premises.
25. In the event that both parties mutually agree to renew the License, a fresh agreement must be signed at least **2 months** prior to the expiration of this Leave and License agreement. In the event that the LICENSEE fails to indicate their willingness to renew by signing a fresh Leave and License agreement at least 2 months prior to expiration, even after a reminder by the LICENSOR, the LICENSOR is free to sign a fresh Leave and License agreement with a new Licensee, and the LICENSEE must vacate the premises as indicated above upon expiration of this Leave and License agreement. LICENSEE must serve notice period even upon expiry of agreement.
26. The LICENSEE must co-operate with the LICENSOR and **allow** other potential tenants to inspect the premises during the notice period.

INDEMNITY

27. Notwithstanding any other right available to either of the parties under any law, regulation, practice, or custom in force, both parties undertake to fully indemnify and keep each other indemnified and hold harmless from and against any losses, damages, claims of any nature and proceedings including agreement court proceedings, in the event of non-compliance or breach of any of the provisions of this Agreement or the representations or undertakings or covenants contained herein.
28. The LICENSEE shall not be liable for the loss or damage caused to the SCHEDULE PREMISES due to natural calamities such as fire, lightning explosion, riot, strike, earthquake, terrorism, malicious damage, impact damage, storm, typhoon, flood or due to any act of God. The LICENSEE shall not be liable for any Structural damages or other major damages caused to the Schedule premises on account of force majeure.

The LICENSOR and the LICENSEES agree to the following:

29. The address for the purposes of services of notices to the LICENSOR shall be the address as given in this deed, unless any change of address is notified. Similarly, the address of the LICENSEE shall be the address given in this deed unless any change is notified.
30. The invalidity of any part of this agreement shall not affect the remaining part of the agreement, and the agreement shall be construed as if such invalid portion had not been part of the Agreement.
31. This leave and License shall be subject to the laws of India, and the Courts at Bangalore shall alone have sole jurisdiction.
32. In the event of any change, modification, amendment to any of the terms under this Leave and License agreement, both the parties have liberty to enter into amend this agreement



SCHEDULE PREMISES

All that piece and parcel of immovable property bearing address: **Raga-1103, Salarpuria Cadenza, Sy.No.48/4D & 48/4E, Hongasandra Village, Kudlu Gate, Begur Hobli, KARNATAKA, 560068, consisting of 3 Bedrooms, 3 Bathrooms, 2 Balcony, 1 Hall, 1 kitchen, 1 Car parking, with electricity and water connection, together with fittings, fixtures, and amenities as detailed in the annexure (2) hereto.**

IN WITNESS WHEREOF, the parties have executed this deed on the day, month and year first noted above.

WITNESSES:

1.



2.

LICENSEE.

N. Sainath