**LICENCE DEED**

This Deed executed on this the 3rd day of December 2023, between **-------------------------------------------------------------------------------------------------------------------------------------------------------------------** herein after referred to as “Licensor” which expression shall unless it be repugnant to the context mean its successors and assigns of the ONE PART;

AND

**------------** aged ---- years,

* PAN No. ------------------
* Aadhar No. ------------------

son of ----------------------------------------------------------------------------, Kerala-695101.

(Herein after jointly referred to as the “Licensee” which expression shall, unless repugnant to the context mean and include its successors and assigns) on the OTHER PART;

WHEREAS:

1. The licensor is the owner of Apartment No:-------------------------------------------------------------------------- and hereinafter the said apartment is referred to as the “Licensed premises”.

LICENSOR: LICENSEE:

Contd..2

1. The Licensee has approached the licensor with a request to allow the licensee to temporarily occupy the licensed premises on leave and license basis.
2. The Licensor has agreed to grant leave to the licensee and to occupy and use the said licensed premises belonging to the licensor together with all the Furniture and fittings mentioned in the Schedule hereunder written on the following terms and conditions agreed to the parties hereto.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. The licensor hereby agrees to lease the above said apartment to the licensee to occupy and use the same for a period of 11 months beginning from the 03rd  day of December 2023 upto 02nd November 2024.
2. The licensee (Lessee) shall pay to the licensor(Lessor) a sum of Rs ----------------------------------------------- towards monthly License Fee in advance, by the 05th of every month to the under mentioned bank account. The Monthly Licence fee **excludes** the monthly maintenance charges of the ---------------------------------------------, the maintenance fee actuals (which includes monthly water charges and other charges) which shall be paid by the Licensee(Lessee), directly to the Association. The license fee includes allotted car parking for one car for ------------------------------ belonging to the licensor.

Account Name : -----------------------

Account Number : -----------------------------

Bank Address : -------------------------

IFSC CODE : ------------------------------

1. The licensee has paid a sum of Rs ---------------------------as 3 months’ rent advance as security deposit, which is a non- interest.

bearing deposit on 03rd December 2023 for the due performance of this agreement. The deposit of -------------------------------------- shall be returned to the licensee after adjusting the amounts, if any, due to the licensor or to the ----------------------------- association, electricity bills or any authorities, on termination of this agreement or peaceful vacation from the said premises.

1. The Licensee shall use the licensed premises as residence only for Licensee and his family whose Identity Proof has been submitted and shall not use it for any other

purposes whatsoever and shall keep the licensed premises in good condition and shall repair and make good any damage or loss caused if any.

1. The licensee shall pay the water and electricity charges (KSEB bill) at actuals as billed for the licensed premises by the authorities during the agreement period, on behalf of the licensor and produce the receipts to the licensor on demand.

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(Lessor) (Lessee) Contd….3

1. The licensee shall not be deemed to be in exclusive occupation of the licensed premises and the licensor or his agents will have the right to enter upon the premises at any time to inspect the premises, after giving reasonable notice to the licensee.
2. The licensed premises is given to the licensee for residential purpose only and will not be entitled to transfer the benefit of this agreement to anybody else or will not be entitled to allow anybody else to occupy the premises or any part thereof. Nothing in this agreement shall be deemed to grant a lease or tenancy and the licensee agrees and undertakes that no such contention shall be taken up by the licensee at any time.
3. The licensee shall not make any alterations, additions or any drilling in the licensed premises without the prior consent of the licensor in writing.
4. The licensee shall be at liberty to bring to the licensed premises such furniture, articles and things as required by the licensee with the liberty to remove the same on expiry/ termination of this license.

1. The licensed premises shall be used in a reasonable manner without causing any nuisance or annoyance to the licensor or the neighbors.
2. The licensor shall not be responsible for any such injury or damage caused by fire, rain, white ants, leakage or bursting of water pipes or electricity or the accidental giving way of any portion of the wall, floor, roof or any portion of the building or from theft or from any cause whatsoever to the licensee, their servants and/or articles/goods belonging to them.

1. On expiration of the said term or period of the license or earlier termination thereof, the licensee shall hand over vacant and peaceful possession of the licensed premises to the licensor with all dues, if any, paid up, in the same condition in which the premises were handed over. The licensee’s occupation of the premises after such termination will be deemed to be that of a trespasser. Both parties with mutual consent may renew this agreement after a 11 month period with an increase of 10% of the prevailing rent when the agreement is renewed.
2. Any litigation out of this deed shall be at the Courts at Kollam, Kerala only. The Licensor and Licensee are given the following contact details apart from the address mentioned above :

Licensor : Mobile :-----------------

Email : ------------------------

Licensee : Mobile : ----------------------

Email : ---------------------------

Any change in the above contact details will be intimated by both parties immediately to the other.

LICENSOR LICENSEE

Contd….4

1. If any breach is committed by the licensee in payment of the licence fee or compensation, or in performance or observance of the terms and conditions of this deed, the licensor shall be at liberty to terminate this license on ONE month’s notice in writing, terminating the license and on the expiry of the period of such notice this license shall stand terminated and thereupon the licensee shall hand over to the licensor or his agents peaceful possession of the demised premises together with the fixtures, fittings etc described under schedule attached herewith.

1. The Licensee will obey the rules and regulations of the ----------------- Owners association.
2. On expiry of the period of License or earlier termination or cancellation thereof, the Licensee shall clean the licensed premises and hand over the possession to the Licensor or his agents after clearing the -------------------------------- Association’s maintenance & water charges and outstanding KSEB dues, if any.
3. Both parties can cancel this deed by giving one month written notice to the opposite party.
4. If the Licensee will terminate the agreement within the first 11 months, broker charges paid by the Licensor shall be deducted from the deposit.

IN WITNESS WHEREOF of the parties hereto have signed this deed on the date and year herein mentioned above along with a duplicate copy. The original of this deed shall be retained by the licensor and the duplicate with the licensee:

Signed and delivered by

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The aforesaid Licensor :

Signed and delivered by:

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The aforesaid Licensee

Both in the presence of witness

LICENSOR: LICENSEE: