

सत्यमेव जयते

INDIA NON JUDICIAL

**Government of Karnataka**

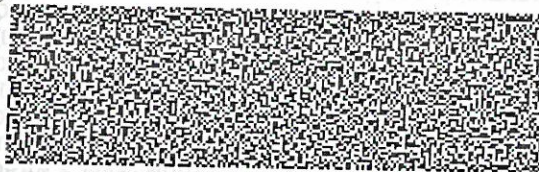
Rs. 100

**e-Stamp**

**Certificate No.** : IN-KA29204669617948T  
**Certificate Issued Date** : 25-Jan-2021 05:48 PM  
**Account Reference** : NONACC (FI)/ kacrsf108/ BOMMANAHALLI1/ KA-BA  
**Unique Doc. Reference** : SUBIN-KAKACRSFL0841103460028638T  
**Purchased by** : MAHENDRAN S  
**Description of Document** : Article 30 Lease of Immovable Property  
**Description** : LEASE AGREEMENT  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : MAHENDRAN S  
**Second Party** : BHEEMAI AH B P AND SOMAIAH B P  
**Stamp Duty Paid By** : MAHENDRAN S  
**Stamp Duty Amount (Rs.)** : 100  
 (One Hundred only)

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**For Sree Kaamadhenu Credit  
Co-op. Society Limited**



Please write or type below this line

## **LEASE AGREEMENT**

This Lease Agreement is made and executed on 25<sup>th</sup> day of January 2021 (25-01-2021) by and between:

**Mr. MAHENDRAN. S,**  
 S/o. Suruli,  
**Residing at: # 776,**  
 Mahalingeshwara Layout,  
 Adu godi Post,  
 BENGALURU – 560 030.

Hereinafter called the **LESSOR / OWNER** of the one part and:

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**Mr. BHEEMAIAH. B. P,**  
S/o. Ponnappa B.K,  
Permanent address: #106, 4th Main Road,  
6th Cross, Near Rashmi Industries,  
Balaji Layout, Hongasandra  
BANGALORE - 560 068.  
**Aadhar No: 9403 2315 8971.**

**Mr. SOMAIAH. B. P,**  
S/o. Ponnappa B.K,  
Permanent address: # 104, Balaji Layout,  
Near Solar Factory, Hongasandra,  
Bangalore south,  
BANGALORE -560 068.  
**Aadhar No: 8986 8543 2994.**

Hereinafter called the **LESSEES** of the other part.

Whereas the terms both the parties shall mean and include their respective heirs, legal representatives, administrators, executors, successors and assigns.

Whereas the LESSOR is the sole and absolute owner of the schedule premises situated at **# 12, A-1 Cross, 1<sup>st</sup> Block, Vishwapriya Layout, Begur, BENGALURU – 560 068.** described hereunder and whereas the LESSOR is in need of money due to some domestic problems, he intends to LEASE the schedule premises to the LESSEE as per the following terms and conditions.

Whereas the LESSOR has leased the schedule premises to the LESSEE for a consideration amount of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** and whereas the LESSEE has agreed for the same and paid an amount of **Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)** to the LESSOR before the following witnesses.

The LESSOR hand over the house on **1<sup>st</sup> day of February 2021** for possession and occupation.

This lease is executed for a period of **2 (Two) years** from **01-02-2021** to **31-01-2023**, during this period, the LESSOR need not pay interest to the LESSEE and LESSEE need not pay any rent to the LESSOR.

Whereas the LESSOR hereby agreed to refund the above lease amount to the LESSEE at the time of vacating the premises. At any cost the Lessor shall not demand any extra amount during the lease period.

In case any delay to refund the amount by the LESSOR to the LESSEE, the period will be continued till refund the amount.

Whereas the LESSEE shall not sub-let or under-let the said premises to any person without written permission from the LESSOR.

Whereas the LESSEE hereby agreed to pay the Electricity & Water charges to the concerned authority without arrears during this lease period.

Whereas the LESSEE hereby agreed to keep the premises in good conditions without damages, if any damages caused by the LESSEE the same will be replaced by him or the said amount will be deducted from the mortgage amount which will be mutually agreed.



Whereas either party shall give **2 (Two) months** prior notice for termination of this agreement.

Whereas the LESSEE shall allow the LESSOR or his legal representatives in the schedule premises for inspection of the schedule premises at all reasonable time for which the LESSEE has not objection.

Whereas either party should not cause any disturbance during the lease period, if any misunderstanding arises between the parties, the same will be settled with the help of the arbitrator.

Whereas the LESSEE shall use the schedule premises only for residential purposes not for any other purposes.

The Lessee has to Pay **Rs. 15,000/-** towards Painting Work at the time of vacating the premises or same will be deducted from the advance Amount.

Whereas the LESSEE shall not make any additional alterations to the schedule premises without written permission from the LESSOR.

The Lessee has to park only 2 Two Wheelers, additional vehicles will be charged.

Whereas it is agreed by both the parties that in the event of demise of either of the two, the further transactions like repayment of amount and vacating of the premises shall be done by the legal heirs of the concerned as per the terms and conditions of this agreement.

### SCHEDULE

All that part and parcel of the premises situated at # **12, A-1 Cross, 1st Block, Vishwapriya Layout, Begur, BENGALURU – 560 068**. Consisting of One Hall, Double Bed Room, Kitchen, Attached Bathroom & Toilet, having Electricity and Water facility, R.C.C. roofed building in **Fourth Floor**.

**Fittings & Fixtures:** Ceiling Fan – 3 No's, Lights – 12 No's, Geyser - 2 No's,  
Wardrobes - 1 No's

IN WITNESS WHEREOF, the parties have put their hands to this Lease agreement made on the day, month and year first above written at Bengaluru.

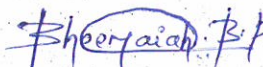
### WITNESSES:-

1.



(MAHENDRAN. S)  
LESSOR / OWNER

2.



(BHEEMAIAH. B. P)( SOMAIAH. B. P)  
LESSEE

