

LEASE CUM RENTAL AGREEMENT

This Agreement of Lease cum rent is made on this 01st day of September, Two Thousand Twenty Five (01-09-2025) Between:

SRI K.M. Vinod S/O Late K.S. Murudaraju and SMT. R. B. Hemalatha, W/o. K.M. Vinod, Aged about 54 and 50 Years and their Aadhaar number: 422046553276 and 422054838236 respectively,

Both residing at: B-402, SVS Patel's callisto Apartment, Talakaveri Layout, Amruthahalli, Bangalore-560092.

Hereafter called the Lessor (owners, which term shall unless repugnant to the context or meaning include his heirs, Legal representatives, executors, administrators) and assigns on the ONE PART

And:-

SMT. Nandita Sharma w/o Sri. Shravan kumar sharma

Aadhaar number: 200913724825

Pan Number: BHCPP1054P

Working at: Cognizant Technology Solutions, Manyata Tech Park [EMP ID: 763141] and

Sri. Shravan kumar sharma S/O Mr. Satendra kumar sharma, House no: 2537 Naal Gunj, near tube well, Sipri bazaar, Jhansi khas, Jhansi-284003, Uttar Pradesh

Mobile number: 7406847553

Aadhaar number: 685518109669

Pan number: CECPS4149Q

Email id: shra1.sharma@gmail.com

Working at: Harman connected services India pvt ltd., whitefield (Bangalore) [Emp id: 99043203]

Both Hereinafter called the "LESSEE" (Tenant, Which expression herein shall unless repugnant to the meaning or context thereof, mean and include his heirs, successors, legal representatives, executors, administrators and assigns) on the OTHER PART.

WITNESSETH:

WHEREAS the Lessor is the sole and absolute owner of the Property Bearing flat NO: B-506 fifth Floor, East facing, SVS Patel's Callisto apartment, Talakaveri Layout, Amruthahalli, Bangalore-560092, bounded by East by passage and flat no: B 507, West- balcony and open area of amphitheater, South-Setback area and flat no: B 508, North- Setback area and flat no: B 504 of same property which is more fully described in the schedule hereunder and hereinafter called as the SCHEDULE PREMISES". Whereas the lessee approached and

requested the lessor to let-out the aforesaid schedule flat for the purpose of lease cum rent for a period of 3 years. Accordingly, the lessor has accepted the request of the lessee and agreed to let out the same for period of 3 Years for a Monthly rent of Rs. 27,000/- (Twenty seven Thousand Only) rupees excluding maintenance. The maintenance amount is to be paid directly to association office duly obtaining receipt monthly within 5th of every month for the amount prevailing at that time and as per modification in future or as per actual on the following terms and conditions:

1. That in consideration of the payment of lease in respect of the schedule premises and in consideration of other terms and conditions mentioned in this agreement, the lessor by way of lease to the Lessee and schedule premises to hold the same as asset during the period of lease commencing 01-09-2025.
2. The lessee agreed to pay Monthly rent of Rs. 27,000/- (Twenty seven Thousand Only) rupees excluding Maintenance charges. The maintenance charges to be paid to the association office within 3rd of every month, may be as per modification in future or as per actual revision for maintenance, timely in future. After 11 (Eleven) months, rent will be increased by 5% i.e., again from 1-08-2026. Rent must be paid within 3rd of every month without fail and after late fee Rs.100 per day to be charged.
3. The lease commencing from 01-09-2025 with a minimum lock in period of 6 months and maximum of 3 years, can be renewed mutually by agreeing further.
4. The Lessee has Paid the lease amount of Rs 1,75,000/- (Rupees One lakh seventy-five thousand Only) and maintenance of premises and electricity charges (R.R no: MSC8EH8457, Account ID: 7371139000) shall be paid by the Lessee within the due date.
5. The Lessor has received lease amount of sum of Rs 1,75,000- (One lakh seventy five thousand Only) Lessee as Security Deposit without interest which is liable to be returned to the Lessee at the time of vacating the schedule premises.
6. The Lessee shall keep and maintain the schedule premises in good and Leasable condition during the period of lease and shall permit the Lessor or their agents at all reasonable hours in daytime to enter upon and inspect or view the condition of the schedule premises.

7. The Lessee shall not make any permanent alterations to the schedule premises without written permission or consent from the Lessor.

8. The Lessee observing the covenants of this agreement shall quietly and peacefully enjoy the scheduled premises without disturbances, hindrance, objection or obstruction from the lessor or any person on behalf of the lessor or any manner whatsoever.

9. Lessee shall use the schedule premises for residential purpose and maintain in the schedule premises with good tenable conditions and agreed to vacate with conditions.

10. The Lessee shall not sub-let or under-let or otherwise part with the possession of the schedule premises to anybody of his choice.

11. The entire let out portion both inside and outside shall be re-painted at the cost of lessee or give 1 month's rent at the time of vacating. Any damages should also be repaired and rectified by lessee and if damages exceeds 1 month rent, the excess difference is adjusted from lessee's security deposit.

12. Both parties have agreed to give 1 month notice in writing including whatsapp/email communication communicated by both to vacate the schedule residential premises before lease period and lessee has agreed to vacate schedule residential premises if he defaults in paying rent cum maintenance for 2 months to the lessor.

13. The lessee agreed to pay 5% (roundoff) enhancement of the previous rent on every 11 months and LESSEE has agreed to follow the rules and regulations of government laws and adopted SVS Patel's Callisto apartment rules and regulations in the community living conditions.

14. The agreement made in one original is with the owner and other Xerox copy with the Tenant as agreed by both the parties and fees bared equally.

15. The owner shall pay the property tax and other levies in respect of the scheduled property.

-SCHEDULE OF PREMISES WITH FURNITURE AND FITTINGS:-

All that piece and parcel of premises bearing 2BHK Flat NO: B-506, Fifth Floor, East facing, SVS Patel's Callisto Apartment, Talakaveri Layout, Amruthahalli, Bangalore-560092 House measuring 1175 SBA consisting of 1 hall, kitchen with dining hall, pooja room, kitchen utility, showcase cutlery, TV cabinet, one room with attached bathroom and another room with balcony, common bathroom, passage etc. with all requisite electrical fittings, wooden shoe rack with lock 2no's. RCC building with electricity and water connections bounded by East by passage and flat no: B 507, West- balcony and open area of amphitheater, South- Setback area and flat no: B 508, North- Setback area and flat no: B 504 of same property along with independent car parking at basement duly earmarked and the following furniture and fittings inside the premises together with below items:

1. Keys -1 set including main door, wardrobes and room keys
2. Ceiling fan – 4 nos and exhaust fan 2 nos.
3. Tubelights – 3 nos and bulbs – 13 nos, ornamental bulbs – 2 nos, front Ganesha light – 1 no, calling bell – 1 no, brass door knock – 1 no, Pooja room top ornamental light - 1
4. Kitchen chimney – 1 no, and gas stove with gas pipeline connection
5. Bathroom 2 nos with 2 geysers, fallsceiling, mirrors, wash basin, corner stands, soap stands etc.
6. All windows and 2 doors with curtain and ornamental curtain rods and mosquito nets.

IN WITNESS WHEREOF, the lessor and lessee have set their hands and affixed their signatures to this Lease Agreement on the day, month and year as above in the presence of the following witnesses.

WITNESSES: -

1.

LESSOR SIGNATURE

2.

LESSE SIGNATURE

