

LEASE CUM RENTAL AGREEMENT

This Agreement of Lease cum rent is made on this 16th day of September, Two Thousand Twenty Five (16-09-2025) 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-506, 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:-

Sri. Balakrishnan T M S/O Muthuswamy T, 4/379, Thiruvathira(H), Pipeline Road, Mahil samajam anganawadi, S N puram, Aluva, Thaikkattukara, Ernakulam, Kerala - 683106

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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 House No: 1 Second Floor, north facing, NO 402B, 2nd main 4th cross, Talakaveri Layout, Amruthahalli, Bangalore-560092. Old E swattu no: 6287420437, bounded by East by 40ft road, West- water tank, South-40 feet road, North- house no 2 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 shop for the purpose of lease 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. 12,000/-

(Twelve Thousand Only) rupees including maintenance 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 16-09-2025.
2. The lessee agreed to pay Monthly rent of Rs. 12,000/- (Twelve Thousand Only) rupees including Maintenance charges, 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 16-08-2026. Rent must be paid within 5th of every month without fail and after late fee Rs.50 per day to be charged.
3. The lease being commencing from 16-09-2025 and it is for 3 years (36 months), can be renewed mutually by agreeing further.
4. The Lessee has Paid the lease amount of Rs 50,000/- (Rupees fifty thousand Only) and maintenance of premises and electricity charges (R.R no: C8EH40468, Account ID: 0336969817) shall be paid by the Lessee within the due date.
5. The Lessor has received lease amount of sum of Rs 50,000- (Fifty 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 peaceful enjoy the schedule 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 commercial purpose and maintain in the schedule place 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 rectified otherwise deducted in security deposit.

12. Both parties have agreed to give 2 months notice in writing to vacate the schedule shop premises before lease period and lessee has agreed to vacate schedule shop 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 also adopted in community living of 402B property.

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, water bill and other levies in respect of the 402B property.

-SCHEDULE:-

All that piece and parcel of premises bearing House NO: 1, Second Floor, north facing, No. 402B, 2nd main 4th cross, Talakaveri Layout, Amruthahalli, Bangalore-560092 House measurement consisting of RCC building, electricity and water, bounded by East by 40ft road, West- water tank, South-40 feet road, North- house no 2 of same property. Old E swattu no: 6287420437,

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