



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA98736816601607X
Certificate Issued Date : 03-Apr-2025 03:21 PM
Account Reference : NONACC (FI)/ kagcsl08/ PEENYA2/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0824232319679668X
Purchased by : MILITAR ENGINEERING PRIVATE LIMITED
Description of Document : Article 30(1)(ii) Lease of Immovable Property - Not exceeding 1 year in case of commercial industrial property
Property Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 1,00,000
 (One Lakh only)
First Party : MILITAR ENGINEERING PRIVATE LIMITED
Second Party : R SRIDHAR
Stamp Duty Paid By : MILITAR ENGINEERING PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



Please write or type below this line

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and executed at Bengaluru on this 3rd day of March 2025, by and between:

SRI. R. SRIDHAR, Aged about 78 Years, S/o. Late V. RAMACHANDRAN, Residing at No.H-304, "E T A GARDEN", K.P. Agrahara, Magadi Road, BENGALURU - 560 023, hereinafter called the "LESSOR" of the ONE PART, AND; M/S. MILITAR ENGINEERING PRIVATE LIMITED, is represented by its Director: **SRI. DHAMOTHARAN VENKATRAMAN**, S/o. VENKATRAMAN, aged about 29 Years, Residing at No.1/165, Road Street, Poondi, Pundi Polur, Tiruvannamalai, Kalasapakkam, Tamil Nadu-606751, (Aadhaar No. 2543 1448 6885) hereinafter called the "LESSEE" of the "OTHER PART", WITNESSETH AS FOLLOWS:

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. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

R Sridhar

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

The terms the 'Lessor' and the 'Lessee' wherever the context so permits shall mean and include their Legal heirs, legal representatives, administrators, executors and assigns of their part as the Parties themselves.

Whereas the Lessor is the sole and absolute Owner of the portion of the property bearing **Plot No.93, situated at First Floor, 7th Main, 3rd Phase, Peenya Industrial Area, BENGALURU - 560 058**, measuring approx. 6 Square at first floor, more fully described in the Schedule hereunder, hereinafter referred to as the

"SCHEDULE PROPERTY", being Lessor's self-acquired property. Thus, the Lessor is enjoying the same peacefully without any litigation's or whatsoever.

Whereas, the Lessor has agreed to lease-out the Schedule Property to the Lessee and the Lessee has accepted the same under the terms and conditions mentioned below:

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The Lease of the Schedule Property shall for a period of 02 (Two) Years commencing from 03-04-2025. The Lessee shall be placed in possession of the Schedule Property on 03-04-2025
2. The Lessee has agreed to pay a Rent of Rs.15,000-00 (Rupees Fifteen Thousand Only) Plus G.S.T. as applicable to the Lessor per month for the Schedule Property and the Tenancy shall be according to the English calendar month. The rent for every month shall be payable on or before 10TH day of every succeeding month.
3. Whereas failure on the part of the Lessee for payment of rent for a period of three months consecutively, then the Lessor is at liberty to take-over the possession of the Schedule Property in the interest of justice & equity.
4. The Lessee has agreed to pay an enhanced rent of 10% (Ten Per cent) for every 02(Two) Year on the existing rent to the Lessor

R. V. S.



5. The Lessee has already paid a sum of Rs.1,00,000-00 (Rupees One Lakh Only) through Chesque f which sum the Lessor hereby acknowledged receipt of the same.
6. Whereas the aforesaid Security Deposit shall not carry any interest nor adjustable towards monthly rent, but shall be refunded to the Lessee in lump sum at the time of vacating and delivering the Schedule Property.
7. The Lessee has inspected the Schedule Property and has found-out that the same is in good tenantable condition without any damage to the walls, floors etc.,
8. The Lessor is liable to pay the taxes in respect of the Schedule property levied by the competent authority. But if any enhancement of Property Taxes, cess, levies etc., shall be equally borne by the Lessees of the Plot Property on mutual sharing basis to the said Lessor.
9. The Lessee hereby covenants that the Schedule Property will be used for Office Premises in the Name and style of: **M/S. MILITAR ENGINEERING PRIVATE LIMITED,**
10. The Lessee hereby agree not to carry on in the demised portion of the Schedule Property any trade or business apart from the business mentioned above and also which is prohibited by law or manufacture or deal in any offensive or obnoxious products, which are likely to damage the Schedule Property and the structure thereon for the neighboring portions.
11. The Lessee shall not encroach nor use any other portion other than the one let-out to him as per the Schedule.
12. The Lessee shall not damage, alter under-let or part with possession of the Schedule Property without the written consent of the Lessor. If any damages are found then the Lessor shall deduct the cost & expenses from the security deposit, which shall be incurred for renovation of the damages.
13. Whereas the Lessee shall keep the Schedule property in good and tidy condition.
14. Whereas the Lessee has agreed to pay the electricity consumption charges separately to the concerned department without any arrears as per bill/s regularly.
15. Whereas the Lessee shall serve 3(Three) months prior notice in writing for requirement of time for vacating and delivering the Schedule Property to the Lessor.
16. Whereas the Lessor shall serve 3(Three) months prior notice in writing to the Lessee, for want of Schedule Property for his own bonafide use.
17. The Lessee has agreed to deliver the vacant possession of the Schedule Property in good and tid condition as it was at the commencement of the Lease. The Lessee shall make any damage good to the fullest satisfaction of the Lessor.
18. The Lessee shall allow the Lessor or his heirs or his authorized agents to inspect the Schedule property at regular intervals from time-to-time for Lessor interest.



R. O. m

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

SCHEDULE PROPERTY

All that piece and parcel of the portion of the Property bearing Plot No.93, situated at 7th Main, 3rd Phase, Peenya Industrial Area, Bengaluru 560 058, factory at First Floor with mould roof, with common electricity, one toilet facility.

IN WITNESSES WHEREOF, the Lessor and the Lessee have signed this Lease Agreement on the day, month and Year fist above written at Bengaluru.

WITNESSES:

1.

(R.SRIDHAR)
LESSOR

2.

(DHAMOTHARAN VENKATRAMAN)
LESSEE
& Director of
M/S. MILITAR ENGINEERING
PRIVATE LIMITED,



ATTESTED BY ME

V. NAGARAJAN, BCom., LLB.
NOTARY, GOVT. OF INDIA
No. 238, Bandappanagar, MES Road,
Gokula, Bangalore - 560 054.

3/4/2025