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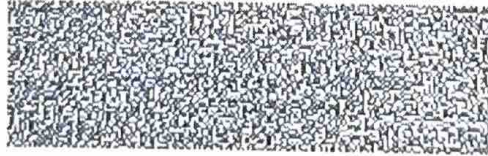
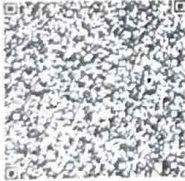
INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA40424747895637U
Certificate Issued Date : 24-Sep-2022 01:18 PM
Account Reference : NONACC (FI)/ kacrsf108/ WHITEFIELD1/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0891884769887287U
Purchased by : ABHIJIT HAZARI AND LAKSHMI MUSUVATHIRAJU
Description of Document : Article 30 Lease of Immovable Property
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
 (Zero)
First Party : MANOJ KUMAR SUMAN
Second Party : ABHIJIT HAZARI AND LAKSHMI MUSUVATHIRAJU
Stamp Duty Paid By : ABHIJIT HAZARI AND LAKSHMI MUSUVATHIRAJU
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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Please write or type below this line

RENTAL AGREEMENT

This rental agreement is made and executed on this 26 day of September 2022 (26/09/2022) by and between:

Mr. Manoj Kumar Suman Pan No: AVTSPS4443B s/o Shri Krishna Kumar Singh residing at 6915 Babbling Brook Ln, Concord, NC, 28025 USA. Herein after called the **LESSOR/OWNER** (Which Expression shall whenever the context so requires or admits shall mean and include legal heirs, and successors assignees etc.) of the ONE PART AND

Manoj K Suman

Abhijit Hazari

Lakshmi Musuvathiraju

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.stampstamp.com or using e-Stamp Mobile App of State Holding.
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. ABHIJIT HAZARI s/o Shri. **ASHOK HAZARI** Passport No: Z4697833 Presently working at: Ericsson Employee ID No: 220058 and **Mrs. LAKSHMI MUSUVATHIRAJU** w/o Mr. Abhijith Hazari Passport No: H9525020 Presently working at : VIRTUSA Employee ID Number : 8105611 Permanent Address: 135/1A2, V S Chalet, B Block G5, L B Shastri Nagar, HAL Post, Bengaluru 560 017. Herein after called the **LESSEE/TENANT** of the other part (which expression shall whenever the context so requires or admits mean and include from time his respective heirs, successors, executors, administrators, agents, and assigns) of the **OTHER PART**.

WITNESSETH AS FOLLOWS:

1. Whereas, the lessor is the absolute owner of **3 BHK Apartment approx. 1755 sqft situated at "GOPALAN ATLANTIS", A Block – 1102, 11th Floor ECC Road, Whitefield, Bangalore – 560066, Karnataka.** (herein after more fully described in schedule property or portion mentioned below)
2. Whereas, the Lessor is desirous of letting out the schedule property and the lessee is desirous of taking on lease of the schedule property on terms and conditions herein after mentioned on **01st of September 2022**.
3. Accordingly this agreement witnesseth that the lessee hereby agrees to take on lease schedule property on terms and conditions herein after mentioned.

a. **DURATION**

The duration of the lease will be initially for 11 months commencing from **01st of September 2022 (01/09/2022)** and expires on **31st of July 2023 (31/07/2023)** (**Which includes both dates**) and is subject to renewal for further terms of 11 months subject thereto being an increment in rent by **5% (Five percent)** for the next renewal term of eleven months, by way of a fresh rental deed to be executed between the parties.

b. **RENT:**

The monthly rent payable by the lessee to the lessor for the schedule property shall be **Rs. 28,000/- (Rupees Twenty Eight Thousand only)** excluding maintenance charges shall be paid on or before 5th day of every month for which is due. The rent shall commence from **01st of September 2022 and transferred to the following account**

Ac Name: Manoj Kumar Suman

Ac No.: 007104000237130


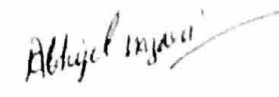
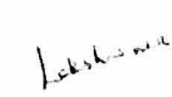
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IFSC CODE: IBKL0000007

c. **DEPOSIT:**

The tenant has paid **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only)** as **security deposit**, which the owner acknowledges and the said sum shall not carry any interest and shall be repaid by the owner to the tenant at the time of handing over the vacant possession of the schedule after deducting dues if any.

Payment details: - Enclosed along with this agreement

4. Use of Premises:

The Lessee/tenant's shall use the Leased Premises for residential purpose only for themselves, bonafide guests, family members and domestic servants and for no other purpose. The Lessor shall provide to the Lessee the benefit of all fittings and furniture as specified in the Schedule, amenities and conveniences installed in respect of, or in addition to the Leased Premises. The Lessee and his/her visitors have the right to use the doorways, entrance halls, staircases, elevators, landings, lobbies and passages in the building, and the compound of the building leading to the Leased Premises, for ingress thereto and egress there from.

5. REFUND OF SECURITY DEPOSIT:

The LESSEE shall deliver back the vacant possession of the scheduled premises to the LESSOR immediately upon the expiry or termination for cause (mentioned briefly in clause 15) the LESSEE shall duly deliver the flat in same condition as it was handed over to him and the Lessor shall duly deduct painting charges as per actual. **Liability capped maximum to one month rent excluding maintenance charges.** upon which the LESSOR shall return without delay the Security Deposit, free of interest, less any unpaid rents.

6. MAINTENANCE:

The Lessee shall attend to minor repairs and maintain the interiors of the demised premises in a fit and proper state subject to normal wear and tear by day-to-day maintenance at his or her cost, any major repairs (Like geysers, civil work, Bursting of Pipe, Seepage of wall etc.) Shall be done by the Lessor. The lessee shall also maintain the schedule property in good and tenantable condition and shall not cause any damage or disfigurement to the schedule property to any fittings and fixtures therein. Any damage caused by the lessee shall be made good by the lessor promptly deducting out of deposit.

7. Payment of Taxes :

The Lessor/owner shall pay all property taxes and all other duties, cess, impositions etc., levied by the municipal authorities, society charges, non-occupancy charges and other similar government outgoings up-to the Lease Commencement Date and during the Tenure, within the prescribed time frame so as to not jeopardize the rights and interest of the Lessee conferred under this Agreement.

8. Obligation of Lessor:

The Lessor represents to the Lessee that the Leased Premises is free from any encumbrance, charge, lien or third party claim except for this Lease granted to the Lessee. The Lessor has not granted any lease or tenancy or created any interest in any favor of any third party with regard to the Schedule Premises.

9. SUBLEASE:

The Lessee shall use the schedule property purely for residential purpose only and shall not sublet or part with possession of the schedule property to any other person.

10. ADDITIONS AND ALTERATIONS:

The lessee shall not be entitled to make any additions or alterations to the said portions which involve structural changes without written consent of the lessor. That

Mamig K. S...

Abhijit Hazare

Local use

the lessee shall not erect on the demised premises any permanent or temporary structure without the written consent of the lessor

11. INSPECTION:

The LESSEE shall permit the lessor or respective agents to inspect the building any time with prior intimation.

12. PAYMENT OF RENT:

The rent shall be payable by the Lessee on or by 5th day of the month of the Term for which it is due. The payment shall be made into the Lessor's nominated bank account **(as per details in this agreement)** via wire transfer. The Lessee shall be responsible for bearing any bank charges in connection with the transfer of Money towards Rent. A late fee of Rs. 100 per day is applicable at the LESSOR's discretion for every day the rent is not paid after the 15th of every English calendar month. *(Rent every month collected after completion of the month)*

13. UTILITY BILLS:

The lessee has to pay all the utility bills like electricity, DTH, Internet etc. charges according to the bill received from the concerned department.

14. ASSOCIATION RULES

The LESSEE shall abide by all the Rules and Regulations of the **Gopalan Atlantis Apartments Owners Association** and the Lessee agrees to pay the maintenance to the society as per actual without any default. In case of any failure to abide by the laws and rules of the society or in case of any illegal activities, the tenancy would be suspended and the contract would stand cancelled. If Lessee is found doing any illegal activity inside the apartment then the whole deposit amount would be forfeited.

15. TERMINATION FOR CAUSE:

The Lease shall be terminated under all or any of the following circumstances, namely

- i) By efflux of time. (This agreement may be renewed on terms and condition mutually agreed upon by the Landlord and the tenant)
- ii) In the event of non-payment of Rent by the LESSEE for a period of **TWO** consecutive months this agreement gets cancelled.
- iii) In the event of breach by either party of the terms, conditions and covenants herein contained.
- iv) The Lessor / Lessee shall terminate the Lease by giving **1 month** notice period by prior written notice, Defaulting to serve notice period the tenant has to pay 1 month's rent in advance and shall vacate the premises.
- v) The notice served should be communicated by mail, and notice date should be given on 1st of any English calendar month, and during the notice period the Lessee/tenant agrees to show/inspect the premises with prior intimation along with the owner's respective agents for new prospective tenants.



- vi) Lessee/tenant agrees to show/inspect the premises under the notice period with prior intimation along with the owner's respective agents for new prospective tenants, failing to co-operate, the Lessor would deduct an additional one month of rent to compensate the loss of fixing a new tenant.

16. This Deed is executed in one original copy.

JURISDICTION: That any dispute and /or differences regarding covenants and terms provided herein, between the parties hereto, shall be resolved at Bangalore as a matter entirely within the jurisdiction of the courts and concerned local authorities at Bangalore. The jurisdiction in that matter of any court or authority outside Bangalore is excluded.

SCHEDULE

DESCRIPTION OF THE LEASED PREMISES

All that residential 3 BHK Apartment approx. 1755 sqft situated at "GOPALAN ATLANTIS", A Block – 1102, 11th Floor ECC Road, Whitefield, Bangalore – 560 066, Karnataka. Which consists of 3 rooms with 2 attached and 1 common bathroom, kitchen, dining. With 2 balcony and a utility area, and with an earmarked covered car parking area in the Basement floor with having all the amenities of Gopalan Atlantis Apartment amenities like electricity and water connections, 24hrs power back up, 24hrs security, 24hrs water supply, swimming pool, gym etc.


Furniture and fixture in the apartment: - Annexure 1

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE MENTIONED:



(LESSOR/OWNER)

Mr. Manoj Kumar Suman





(LESSEE/TENANT)

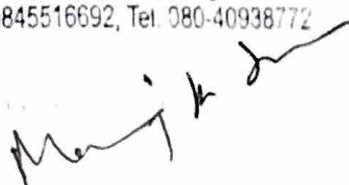
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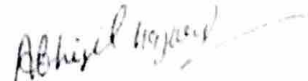
Witness and affirm the schedule

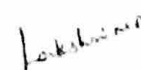
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HIGHRISE REALTY

Balaji Arcade, No. 4, 2nd Floor,
Whitefield Main Road, Bangalore-66
Mob: 9845516692, Tel: 980-40938772







Annexure 1

1. Tube light- 5 nos.
2. Ceiling Fans- 5 Nos.
3. Geyser- 3 nos.
4. CFL (LED) Bulbs- 3 Nos
5. Bathroom Exhaust fan: 3 Nos.
6. Bathroom lights – 3 nos.
7. Modular wooden work in the kitchen with Chimney
8. Wooden wardrobes in all 3 bedrooms with mirror
9. Mirror (Toilet) - 3 Nos, with basic plumbing fittings like wash basin, western toilet, shower mixer and faucet.
10. Safety Nets in all 3 balconies.

Pranish Kumar

Abhijit Hazare

Sanjay