

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIDYADHARA AGASTI

SUKUMAR AGASTI

17/05/1977

Permanent Account Number

AGZPA5313M

Bidyadhara Agasti

Signature





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

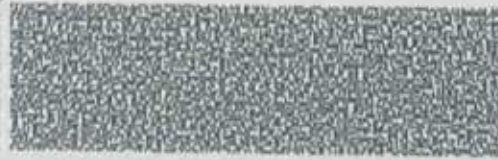
Rs. 100

e-Stamp

Certificate No. : IN-KA73339196521148W
 Certificate Issued Date : 01-Apr-2024 12:59 PM
 Account Reference : NONACC (FI)/ kagcsl08/ HSR LAYOUT/ KA-SV
 Unique Doc. Reference : SUBIN-KAKAGCSL0806954133596919W
 Purchased by : VINOD KUMAR AND RANJEETA KUMARI
 Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
 Property Description : RENTAL AGREEMENT
 Consideration Price / Others (Rs.) : 20,000
 (Twenty Thousand only)
 First Party : BIDYADHARA AGASTI AND BANDITA DIXIT
 Second Party : VINOD KUMAR AND RANJEETA KUMARI
 Stamp Duty Paid By : VINOD KUMAR AND RANJEETA KUMARI
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



*Bidyadhara Agast
Bandita Dixit*



Please write or type below this line

RENTAL AGREEMENT

This is a binding document. Read carefully before signing. Now it is agreed by and between the parties hereto as follows:

Date of Lease Contract: April 1st, 2024

(When the Lease Contract is filled out)

This agreement is made and entered into at BANGALORE on this DATE [01/04/2024]
 BETWEEN

*Vinod Kumar
Ranjeeta Kumari*



This is a binding document. All pages to be signed by Licensee of this agreement, in case of any dispute, this would be considered as signed.

The authenticity of this Stamp certificate should be verified at 'www.shoelastamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

the owner or Licensor: BIDYADHARA AGASTI AND BANDITA DIXIT

having permanent residency at AT/PO-Randia,C/O-Anand Dixit,Bhadrak,Orissa-756135 Hereinafter referred to as the "Licensor" (which expression shall mean and include the Licensor above named and also their respective heirs, successors, assigns, executors and administrators).

You've agreed to rent Apartment No. B-1061, at Assetz 63 Degrees East, Flat No : B-1061 Kodathi village, Varathur Hobli, Near Bangalore Technological Institute, Off Sarjapur Road, in Bangalore, Karnataka,

560035 for use as a private residence only. The terms "you" and "your" refer to all Licensee or residents listed above. The terms "we," "us," and "our" refer to the owner or Licensor listed above (or any of owner's successors' in interest or assigns). Written notice to or from our managers constitutes notice to or from us. If anyone else has guaranteed performance of this Lease Contract, a separate Lease Contract Guaranty for each guarantor is attached.

WHEREAS the Licensor is the lawful and legal owner and is fully seized and possessed of the premises located at (Assetz 63 Degrees East, Flat No : B-1061 Kodathi village, Varathur Hobli, Near Bangalore Technological Institute, Off Sarjapur Road, Bangalore- 560035.

BETWEEN

VINOD KUMAR (38 years old) having Aadhar#442188364206 & RANJEETA KUMARI (29 years old), Aadhar#(201262375164) having permanent address as C/O Prakash Handloom, M. pur Patwatoli P.O. Buniyadganj, Gaya, Bihar-823003 (Hereinafter referred to as the 'Licensee' (which expression shall include only the Licensee above named).

The said premises measures 1396 sq. ft, with THREE BEDROOMS and TWO bathrooms. Hereinafter referred to as "Licensed Premises".

AND WHEREAS the Licensees have approached the Licensor with a request to temporarily occupy the said premises for Residential use on a Leave and License basis for a period of **11 months** commencing from (05/04/2024) and ending on (05/03/2025) on terms and subject to conditions hereafter appearing.

Now it is agreed by and between the parties hereto as follows:

Occupants: The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract): No one else may reside in the apartment. Persons not listed above must not stay in the apartment without our prior communication & approval. This tenancy is a lease that commences on the 5th day of April 2024 and ends at 11:59 p.m. the 28th day of February, 2025. No drilling on wall or making any holes at any cost as it may damage structures & liable to full recovery of cost.

Security Deposit: Total security deposit at the time of execution of this Lease Contract for all residents in the apartment is due on or before the date this Lease Contract is signed. Licensees shall pay/ has paid to the Licensor 2,00,000 RS (Two Laks) interest free, refundable deposit, for the use of the said licensed premises. The Licensees has paid/ shall pay the above-mentioned amount by that the Licensee have paid / shall pay the above-mentioned deposit/premium as mentioned above by Cash. Amount (Two Laks). This amount shall be refunded by the Licensor to the Licensee at the time of

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Bandita Dixit

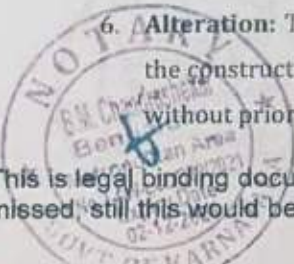
Vinod Kumar
Ranjeeta Kumari



vacating the said premises, after deducting any outstanding license fees, electricity, house condition, water, maintenance charges, or any bills, etc., which are payable by the Licensee at the time of vacating the premises.

1. **Period:** That the Licensor hereby grants to the Licensees herein a revocable leave and license, to occupy the Licensed Premises without creating any tenancy rights or any other rights, title and interest in favor of the Licensees for a period of **11 months** commencing with effect from from (05/04/2024) and ending on (05/03/2025)
2. **Renewal:** The agreement may be renewed for a period of 11 months with 5% to ~~5~~ ⁷ % increment in license fees depending on RBI interest rate & inflation and at other terms to be mutually decided thereon. However, that if the Licensor does not wish to renew this agreement, the Licensee has agreed to vacate the premises immediately upon expiry, or sooner, and in good faith hand over the peaceful possession back to the Licensor.
3. **Usage:** The Licensees shall use the said premises for Residential purpose only. The Licensees shall maintain the said premises in its existing condition. Any damage caused to the said premises, the same shall be repaired by the Licensees at their own cost subject to normal wear and tear. The Licensees shall not engage in any activity that is likely cause nuisance to the occupants of the neighborhood; that is to the prejudice in any manner to the rights of Licensor in respect of said premises; that is unlawful or prohibited by State or Central Government. Further, the licensee agrees to abide by all the rules and regulations of the Society.
4. **No Tenancy:** That the Licensees shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
5. **Possession:** That the immediately at on the expiration or termination or cancellation of this agreement the Licensees shall vacate the said premises without delay with all their goods and belongings. In the event of the Licensees failing to remove themselves and / or their articles from the said premises on expiry of this agreement or sooner, the Licensor shall be entitled to recover damages at the rate of double of the amount of compensation per day; or alternatively the Licensor shall be entitled to remove the Licensees and their belongings from the licensed premises, without recourse to the court of law.
6. **Alteration:** That the Licensees shall not make any alteration or addition to the construction or arrangements (internal or external) to the said premises without prior written consent from the Licensor.

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7. **Inspection:** That the Licensor shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the licensed premises at reasonable intervals, during reasonable hours with prior notice.
8. **Cancellation:** That, subject to the condition of lock-in period (if any), if the Licensees commit default in regular and punctual payments of monthly compensation as herein before mentioned; or commits breach of any of the terms, covenants and conditions of this agreement; or if any legislation prohibiting the Lease and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of two months and the Licensees too will have the right to vacate the said premises by giving a notice in writing of two months to the Licensor as mentioned earlier.
9. **Lock-in Period:** That both the parties have agreed to set a lock-in period of months during which neither the Licensor shall ask the licensee to vacate the premises, nor the Licensee shall vacate the premises on their own during the lock-in period. However, if the licensee vacates the premises for any reason, they shall pay to the Licensor the license fees for the remaining lock-in period at the rate as agreed upon in Clause 2. On the other hand, Licensor shall compensate the Licensee for loss and inconvenience caused to the Licensee if they have been asked to vacate the premises by the Licensor.
10. **Electricity & Water Charges:** The Licensees shall pay the electricity and water bills directly for its usage on the licensed premises and submit payment receipts to Licensor, indicating that the bills are paid.
11. **Other Charges:** That all statutory rates, taxes, levies, assessment, maintenance charges, etc. in respect of the said premises shall be paid by the Licensor.
12. **Painting & Cleaning Charges:** On conclusion of the agreement and vacating the premises, the licensee has agreed to a deduction of 1 month licensee fees from the deposit towards painting and cleaning charges provided there are major damage to the painting and as agreed between two parties.
13. **Furniture and Appliances:** The said premises is having the Furniture and Appliances mentioned in the Schedule I. The licensee shall maintain the said Furniture and Appliances in the said premises in its existing condition. Any damage caused to the said Furniture and Appliances, the same shall be repaired by the Licensees at their own cost, subject to normal wear and tear.

Bridhesh Agarwal
Bandita Datta

Vinod Kumar
Ranjana Kumari



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14. **Utilities.** You'll pay for the following items and all other utilities that you would use: (a). water (b). gas (c). electricity (d). master antenna (e). wastewater (f). trash (g). cable TV (h). Any other (not mentioned) You'll pay in full & billed for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected—including disconnection for not paying your bills—until the lease term or renewal period ends. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-operated lighting.

15. **Insurance.** We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

16. **Locks AND Latches.** Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done before you move into your apartment. You may at any time ask us to change or rekey locks or latches during the Lease Term. We must comply with those requests, but you must pay for them, unless otherwise provided by law.

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your occupants, or guests during your occupancy.

17. **Early Move-Out.** You'll be liable to us for a reletting charge of each month the rent (not to exceed 100% of the highest monthly rent during the Lease Contract term) if you:

- fail to give written move-out notice as required in (Move-Out Notice) in or any other applicable law; or
- move out without paying rent in full for the entire lease term or renewal period; or
- move out at our demand because of your default; or
- are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract.

21 **Community Policies OR Rules/Facilities.** You and all guests and occupants must comply with any written apartment rules and community policies, including instructions for care of our property. All Lease terms, addenda terms or community policies shall be deemed to be material and substantial obligations for you for purposes of enforcement. After 30 days written notice, we may make changes to written rules, effective on completion of your lease term, or in a month-to-month tenancy, effective at the end of the next calendar month. You understand and agree that any and all facilities provided by us are provided as a gratuity and their use is not part of the rent that you pay. We reserve the right to change or limit the hours of any such facilities, or to eliminate them completely without prior notice to you or any other residents, and that any such action shall not constitute any claim by you for diminished rental value or a claim of default under the terms of this agreement by us. Conducting any kind of business in your apartment or in the apartment community is prohibited—except that any lawful business conducted "at home" by computer, mail, or telephone is permissible if customers, clients, patients, or other business associates do not come to your apartment for business purposes. We may regulate: (1) the use of patios, balconies, and porches; (2) the conduct of furniture

Bridgethara Aggar
Banishan Dhillon

Vinod Kumar
Ranjeev Kumar

movers and delivery persons; and (3) recreational activities in common areas. You'll be liable to us for damage caused by you or any guests or occupants. We may exclude from the apartment community guests or others.

22. **Limitations on conduct.** The apartment and other areas reserved for your private use must be kept clean and free of trash, garbage, and other debris. Trash must be disposed of at least weekly in appropriate receptacles in accordance with local ordinances. Passageways may be used only for entry or exit. You agree to keep all passageways and common areas free of obstructions such as trash, storage items, and all forms of personal property. No person shall ride or allow bikes, skateboards, or other similar objects in the passageways. Any swimming pools, saunas, spas, tanning beds, exercise rooms, storerooms, laundry rooms, and similar areas must be used with care in accordance with apartment rules and posted signs. Glass containers are prohibited in all common areas. You, your occupants, or guests may not anywhere in the apartment community: use candles or use kerosene lamps or kerosene heaters without our prior written approval; cook on balconies or outside. who, in our judgment, have been violating the law, violating this Lease Contract or any rules, or disturbing other residents, neighbors, visitors, or owner representatives. We may also exclude from any outside area or common area a person who refuses to show photo identification or refuses to identify himself or herself as a resident, occupant, or guest of a specific resident in the community.

You agree to notify us if you or any occupants are convicted of any felony, or misdemeanor involving a controlled substance, violence to another person or destruction of property.

You also agree to notify us if you or any occupant registers as a sex offender in any state. Informing us of criminal convictions or sex offender registry does not waive our right to evict you.

23. **Prohibited conduct.** You are responsible for the conduct of any member of your household, guest or invitee. You, your occupants or guests, or the guests of any occupants, may not engage in the following: harassment or sexual harassment of any person, including but not limited to unwanted sexual advances; criminal activities, behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia (as defined by either Washington State or Federal Law, including marijuana); engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the apartment community; displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others; storing anything in closets having gas appliances, or anything that may increase our insurance costs; tampering with utilities or telecommunications; bringing hazardous materials into the apartment community; or injuring our reputation by making bad faith allegations against us to others.

24. **Parking.** We may regulate the time, manner, and place of parking of all cars, vehicles by anyone. Parking is guaranteed to allotted lot#025 for B-1061. Parking lot#025 is allotted to park

Vehicle: Kia Sonet DTX+ 2024 Automatic Version (KA01NB6719). you are required to use that space first. We may have unauthorized or illegally parked vehicles towed. A vehicle is unauthorized or illegally parked in the apartment community if it:

- Is not a vehicle
- Is not a vehicle
- Is not a vehicle

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Bandita Ghosh

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Ranjana Kumari



- is on jacks, blocks or has wheel(s) missing; or
- has no current license plate or no current registration and/or inspection sticker; or
- takes up more than one parking space; or
- belongs to a resident or occupant who has surrendered or abandoned the apartment; or
- is parked in a marked handicap space without the legally required handicap insignia; or
- is parked in a space marked for manager, staff, or guest at the office; or
- blocks another vehicle from exiting; or
- is parked in a fire lane or designated "no parking" area; or
- is parked in a space marked for other resident(s) or unit(s); or
- is parked on the grass, sidewalk, or patio; or
- blocks garbage trucks from access to a dumpster; or
- belongs to a resident and is parked in a visitor or retail parking space.

25. **Resident safety and property loss.** You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke and carbon monoxide detectors, keyed deadbolt locks, keyless bolting devices, window latches, and access control.

Casualty Loss. We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism, unless otherwise required by law.

26. **Condition of the premises and alterations.** You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. To the extent allowed by law, we disclaim all implied warranties. You'll be given an Inventory and Condition form on or before move-in which must be completed by you and returned to us. Unless otherwise noted on the form, everything will be considered to be in a clean, safe, and new good working condition upon move-in. You understand that items noted on a move in inspection form do not indicate an agreement by us to clean, repair or replace that noted item. All maintenance requests must be in writing and on a separate maintenance request form. You must use customary diligence in maintaining the apartment and not damaging or littering the common areas. Unless authorized by statute or by us in writing, you must not perform any repairs, painting, wallpapering, carpeting, electrical changes. No holes or stickers are allowed inside or outside the apartment.

27. **Animals.** No animals (including mammals, reptiles, birds, fish, rodents, and insects) are allowed, even temporarily, anywhere in the apartment. You must remove an illegal or unauthorized animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. No pets will be allowed to visit the property and no "pet-sitting" shall be allowed.

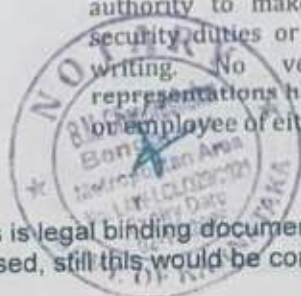
28. **Entire agreement.** Neither we nor any of our representatives have made any oral promises, representations, or agreements. This Lease Contract is the entire agreement between you and us.

29. **No authority to amend unless in writing:** Our representatives (including management personnel, employees, and agents) have no authority to waive, amend, or terminate this Lease Contract or any part of it, unless in writing, and no authority to make promises, representations, or agreements that impose security duties or other obligations on us or our representatives unless in writing. No verbal agreements, advertisements, warranties or representations have been made or relied upon by either party or any agent or employee of either party.

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Bandar Dint

Nigod Kumar
Ranjete Kumar



30. **No waiver.** No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written-notice requirements, rental due dates, acceleration, liens, or other rights, or our acceptance of rent after a notice of non-compliance or non-payment isn't a waiver under any circumstances.
31. **Obligation to vacate.** If we provide you with a notice to vacate, or if you provide us with a written notice to vacate or intent to move-out in accordance with Lease Term, and we accept such written notice, then you are required to vacate the Apartment and remove all of your personal property therefrom at the expiration of the Lease term, or by the date set forth in the notice to vacate, whichever date is earlier, without further notice or demand from us.
32. **Association membership.** Owner is not responsible for any association membership fees at the time of signing this Lease Contract or a renewal of this Lease Contract.
33. **Cigarettes, cigars & Alcohol:** No Cigarettes or alcohol consumption inside the apartment.
34. **Cleaning.** You must thoroughly clean the apartment, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. Any carpets that are stained or damaged resulting from ordinary use will be professionally cleaned at your expense. You must follow move-out cleaning instructions if they have been provided. If you don't clean adequately, you'll be liable for reasonable cleaning charges. In lieu of liability for cleaning charges, we may charge you a non-refundable cleaning fee which will be described in this agreement.
35. **Move-out inspection.** You should meet with our representative for a move-out inspection, but the move out inspection will not be delayed to accommodate your schedule. Our representative has no authority to bind or limit us regarding deductions for repairs, damages, or charges. Any statements or estimates by us or our representative are subject to our correction, modification, or disapproval before final refunding or accounting.
- If a pre-move out inspection is held, the final charges for move out damages will be determined at the inspection after you have vacated the unit. No statements made by us during any pre-move out inspection shall limit those charges.
36. **Security deposit deductions and other charges.**

You'll be liable for the following charges, if applicable, which may be withheld from your security deposit upon expiration of the Lease Contract (this list is not deemed to exclude charges for damages not specifically listed): unpaid rent; unpaid utilities; unreimbursed service charges; repairs or damages caused by negligence, carelessness, accident, or abuse, including stickers, scratches, tears, burns, stains, or unapproved holes; replacement cost of our property that was in or attached to the apartment and is missing; replacing dead or missing smoke-detector or carbon monoxide detector batteries; utilities for repairs or cleaning; trips to let in company representatives to remove your telephone or TV cable services or rental items (if you so request or have moved out); trips to open the apartment when you or any guest or occupant is missing a key; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized access control devices or alarm systems; agreed rekeying charges; packing, removing, or storing property removed or stored under Paragraph 13 (Property Left in Apartment); removing illegally parked vehicles; special trips for trash removal caused by parked vehicles blocking

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dumpsters; false security-alarm charges unless due to our negligence; animal-related charges under paragraphs 6 (Rent and Charges) and 28 (Animals); government fees or fines against us for violation (by you, your occupants, or guests) of local ordinances relating to smoke detectors and carbon monoxide detectors, false alarms, recycling, or other matters; late-payment and returned-check charges; a charge

for owner/manager's time and inconvenience in our lawful removal of an animal or in any valid eviction proceeding against you, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

You acknowledge that the Unit was professionally cleaned prior to move in, including the carpet, and unless you provide invoices for professional cleaning that occurred within four (4) business days of move out, you may be charged for professional cleaning of the Unit and/or carpet.

You acknowledge and agree that any cleaning or damages due to smoke damage from any source, including but not limited to cigarettes, cigars, pipes, candles or incense, shall not be considered to be normal wear and tear and that you will be charged for all such cleaning, repair or replacement costs.

37. Utility and services:

Responsibility for payment of utilities, and the method of metering or otherwise measuring the cost of the utility, is as indicated below.

- a) Water service to your dwelling will be paid by You
- b) Sewer service to your dwelling will be paid by you
- c) Gas service to your dwelling will be paid by you
- d) Trash service to your dwelling will be paid by you
- e) Electric service to your dwelling will be paid by you
- f) Stormwater service to your dwelling will be paid by you
- g) Cable TV service to your dwelling will be paid by you
- h) Internet service to your dwelling will be paid by you
- i) Pest Control service to your dwelling will be paid by you

38. General conditions for use of dwelling property and recreational facilities.

Resident(s) permission for use of all common areas, Resident amenities, and recreational facilities (together, "Amenities") located at the Dwelling Community is a privilege and license granted by Owner, and not a contractual right except as otherwise provided for in the Lease. Such permission is expressly conditioned upon Resident's adherence to the terms of the Lease, this Addendum, and the Community rules and regulations ("Rules") in effect at any given time, and such permission may be revoked by Owner at any time for any lawful reason. In all cases, the most strict terms of either the Lease, this Addendum, or the Community Rules shall control. Owner reserves the right to set the days and hours of use for all Amenities and to change the character of or close any Amenity based upon the needs of Owner and in Owner's sole and absolute discretion, without notice, obligation or recompense of any nature to Resident. As allowed by law, Owner and management may make changes to the Rules for use of any Amenity at any time. No management provided facilities, including, but not limited to, fitness rooms, pools, spas, courts, or theater rooms, and no common areas or garages, may be used by any Tenant for any commercial or business purpose including, but not limited to, teaching

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classes or training.

Additionally, Resident(s) expressly agrees to assume all risks of every type, including but not limited to risks of personal injury or property damage, of whatever nature or severity, related to Resident's use of the amenities at the Community. Resident(s) agrees to hold Owner harmless and release and waive any and all claims, allegations, actions, damages, losses, or liabilities of every type, whether or not foreseeable, that Resident(s) may have against Owner and that are in any way related to or arise from such use. This provision shall be enforceable to the fullest extent of the law.

39. Balcony or patio. Balconies and patios shall be kept neat and clean at all times.

No rugs, towels, laundry, clothing, appliances or other items shall be stored, hung or draped on railings or other portions of balconies or patios. No misuse of the space is permitted, including but not limited to, throwing, spilling or pouring liquids or other items, whether intentionally or negligently, over the balconies or patios.

40. Signs. Resident shall not display any signs, exterior lights or markings on dwelling. No awnings or other projections shall be attached to the outside of the building of which dwelling is a part.

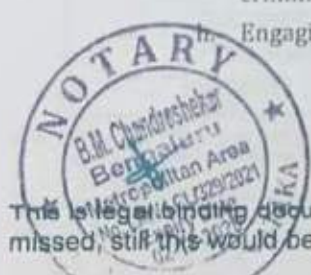
41. Crime/drug free housing:

- a. Shall not engage in any illegal or criminal activity on or about the premises. The phrase, "illegal or criminal activity" shall include, but is not limited to, the following:
- b. Engaging in any act intended to facilitate any type of criminal activity.
- c. Permitting the Premises to be used for, or facilitating any type of criminal activity or drug related activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
- d. The unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the State or the Federal Controlled Substances Act. Violation of any federal drug laws governing the use, possession, sale, manufacturing and distribution of marijuana, regardless of state or local laws. (So long as the use, possession, sale, manufacturing and distribution of marijuana remains a violation of federal law, violation of any such federal law shall constitute a material violation of this rental agreement.)
- e. Engaging in, or allowing, any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her dwelling.
- f. Any breach of the Lease Contract that otherwise jeopardizes the health, safety, and welfare of the Owner, Owner's agents, or other Residents, or involving imminent, actual or substantial property damage.
- g. Engaging in or committing any act that would be a violation of the Owner's screening criteria for criminal conduct or which would have provided Owner with a basis for denying Resident's application due to criminal conduct.

Engaging in any activity that constitutes waste, nuisance, or unlawful use.

Prishyadhaa Igar
Banshika Dutt

Vinod Kumar
Ranjeeta Kumari



AGREE THAT ANY VIOLATION OF THE ABOVE PROVISIONS CONSTITUTES A MATERIAL VIOLATION OF THE PARTIES' LEASE CONTRACT AND GOOD CAUSE

Annexure I

[Being the correct description of Furniture and Appliances in the premise].

Sr No.	Item	Number of Units	Condition	Company
1	Ceiling FAN	5	NEW	Havel
2	Dining or living area Fan	2	NEW	Havel
3	Bulb	4	NEW	Havel
4	Tube light	3	NEW	Havel
5	Electric geyser	2	NEW	Havel
6	Kitchen Light	2	NEW	Havel
7	Balcony Ceiling LED light	2	NEW	Havel
8	Bathroom Lights	2	NEW	Havel
9	Living room Light	1	NEW	Havel
10	Kitchen Cabinet lights	LED stripes	NEW	Havel
11	Kitchen Sink	1	NEW	FUTURA
12	Chimney	1	NEW	Elica
13	Kitchen sink Faucet with sensor	1	NEW	Kohler
14	Kitchen loft(Top, Bottom & Side)		NEW	
15	Kitchen Cabinet(Bottom & Middle)		NEW	
16	Master Bathroom sink Cabinets		NEW	
17	Common Bathroom sink Cabinets		NEW	
18	Outside Shoe Rack		NEW	
19	Master Bathroom wall Mirrors(6ftx3ft)		NEW	
20	Common Bathroom Wall Mirror(6ftx3ft)		NEW	
21	Master Bathroom shower DESIGNER SHOWER ENCLOSURE		NEW	Jaquar
22	Common Bathroom shower DESIGNER SHOWER ENCLOSURE		NEW	Jaquar
23	Master Bathroom fixtures(towel rack, Shampoo holder, Brush holder & soap holder)	4	NEW	Jaquar
	Common Bathroom fixtures(towel rack, Shampoo holder, Brush holder & soap holder)	4	NEW	Jaquar
24	Cup board	3	NEW	

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Vinod Kumar

Bhaskar Kumar
Bhaskar Kumar

25	Exhaust Fan	2	NEW	Havel
26	Master bedroom Cobod interior	Fully	NEW	
27	1st bed room Cobod interior	Fully	NEW	
28	2nd bed room Cobod interior	Fully	NEW	
29	Balcony Cloth Hanger 10ft(Both Balcony)	2	New	
30	Ceiling lights in common area	2	New	Havel
31	House Key (set)	1	New	
32	TV Unit set up	Fully on wall	New	
33	Curtain rods	3bed room & one hall	New	
34	Kitchen window Blinds	Full set	New	
35	Master Bed room			

STANDARD CLEANING AND REPAIR CHARGES

The following information is provided to assist you in your move-out and assist in assessing any charges that may be applicable. A full inspection of the apartment will be made only after you have moved out. If the move-out occurs during regular business hours, a property representative should be scheduled to walk the apartment with you. If the apartment is in need of cleaning or repair, the following estimated charges will be used as a guide to assess amounts to be deducted from your Security Deposit and charged to you, if the amount assessed exceeds your security deposit. Please note that this is not a complete list of all possible estimated charges that you may incur when your apartment is inspected. Please also note that these charges are estimates only to give you an idea of the charges you may incur for particular items. You may be charged more than the maximum, depending upon the costs or charges we incur. Please leave a forwarding address on file with the office.

REPLACEMENT CHARGES

If any items are missing/ damaged to the point that they must be replaced when you move out, you will be charged for the current cost of the item in addition to possible labor services. A list of various replacement charges has been provided below. Please note that this is not a complete list of possible charges that you may incur when your apartment is inspected, and additional labor cost may be considered. Please also note that these charges are estimates only to give you an idea of the charges you may incur for particular items. You may be charged more than the maximum, depending upon the cost or charges we incur. Any damage to Annexure-1 items, Licensee will bear the cost of complete new items& installation.



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Vinod Kumar

Dr. Arun Aggarwal
Bundla House

Window Glass	Estimate Based on item, labor and cost of repair
Patio Door Glass	Estimate Based on item, labor and cost of repair
Window Screens	Estimate Based on item, labor and cost of repair
Patio Screen Doors	Estimate Based on item, labor and cost of repair
Mail Box Keys/ New Lock	Estimate Based on item, labor and cost of repair
Keys Not Returned/ New Lock	Estimate Based on item, labor and cost of repair
Dishwasher Rack	Estimate Based on item, labor and cost of repair
Blinds Replaced	Estimate Based on item, labor and cost of repair
Interior Door/ Door Jam	Estimate Based on item, labor and cost of repair
Door Hardware/ Knobs/ Latches	Estimate Based on item, labor and cost of repair
Fire Extinguisher	Estimate Based on item, labor and cost of repair
Mirrors/ Medicine Cabinets	Estimate Based on item, labor and cost of repair
Shower Rods/ Towel Bars	Estimate Based on item, labor and cost of repair
Ceiling Fans (If original is not available in apartment)	Estimate Based on item, labor and cost of repair
Light Fixtures (If original is not available in apartment)	Estimate Based on item, labor and cost of repair
Faucets/ Bath/ Tub	Estimate Based on item, labor and cost of repair
Toilet Tanks/ Lids	Estimate Based on item, labor and cost of repair
Toilet Seats	Estimate Based on item, labor and cost of repair
Parking Tag	Estimate Based on item, labor and cost of repair
Gate Cards	Estimate Based on item, labor and cost of repair
Gate Remotes/ Key Fobs	Estimate Based on item, labor and cost of repair
Cabinet Repairs	Estimate Based on item, labor and cost of repair
Wall Damage/ Sheet Rock Repair	Estimate Based on item, labor and cost of repair
Full Painting	Estimate Based on item, labor and cost of repair
Pest Extermination; bedbugs/ fleas	Estimate Based on item, labor and cost of repair

Blinds, vinyl, appliance, Any floor and wall replacements will be based on actual cost including labor and installation.

I have reviewed the Charge Rate Sheet and understand the potential costs associated with the turnover of my apartment if cleaning, repairs or replacements are necessary at the time of move-out. The above price list will be used in determining the standard costs to bring the apartment back to its original condition.

Signed, Sealed and Delivered by:

Landlord/Owner Name:
Bidyadhara Agasti & Bandita Dixit

Bidyadhara Agasti
Bandita Dixit

Licensor/Owner:

Landlord/Owner

Signature:

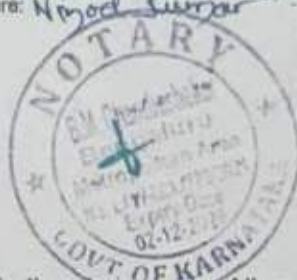
Date:

Licensee:

Tenant Name: VINOD KUMAR
Tenant Signature: *Vinod Kumar*

RANJEETA KUMARI
Ranjeeta Kumari

Date: 24/04/2024



DOCUMENT ATTESTED

B.M. CHANDRASHEKAR
Advocate & Notary Public
47, B.D.A. Complex, Koramangala
BANGALORE - 560 034

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