



RECEIVED 10/06/2017  
DEPT. OF STAMP & REGISTRATION  
INDIA R. 00000100  
STAMP DUTY KARNATAKA

10/06/2017  
Jayanagar, Bangalore

LEASE DEED

THIS AGREEMENT OF LEASE is made on this, the 17<sup>th</sup> day of March 2017

BETWEEN

Mr. Seetharamaiah C. s/o Late Shri Chandrappa, residing at No 5 7<sup>th</sup> Cross  
Gayathri Layout, Basavanapura Road, Devasandra, K.R. Puram, Bangalore-560  
036, hereinafter referred to as the LESSOR (which term shall unless  
repugnant to the context shall mean and include his heirs, legal  
representatives and assigns), of the ONE PART.

AND:

**Mr. Brijesh Kumar Dev/o** Sri Satyendra Dev Prasad aged about 23 Years, having his Permanent address at Minister Line Colony, TEZU, Tezu Circle, Lohit, Tezu, Arunachal Pradesh 792001, here in after referred to as the LESSEE, which expression shall unless repugnant to the subject or context, mean and include their legal heirs, executors, administrators, successors, legal representatives and assigns of the **OTHER PART**;

**WHEREAS** the LESSOR has represented that he is the owner of the residential House **bearing No 82, First Floor, East Facing 1BHK House, 3<sup>rd</sup> Cross Vijaya Bank Colony, Basavanapura Road, Bangalore 560036** here to the common areas and amenities such as passages, lobbies, staircases and other areas of common use with restricted right to use the terrace area which is more fully detailed in the Schedule hereunder and hereinafter referred to as the **"Schedule Premises"**;

**WHEREAS** the LESSOR has agreed to grant lease of the "Schedule Premises" to the LESSEE, to use the same for residential purpose on the terms and conditions set forth hereinafter, for a period of **11 (eleven)** English Calendar Months commencing **from 17<sup>th</sup> March 2019**, and renewable for a further period on mutually agreed terms and conditions to be set at the time.

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:**

**A. THE LESSOR COVENANTS WITH THE LESSEE:**

1. That the LESSOR is the absolute owner of the "Schedule Premises" and has a clear and marketable title and no other person has any interest of whatsoever nature over the "Schedule Premises".
2. That there is no suit, litigation or dispute or restraints of any nature relating to the "Schedule Premises".
3. That the LESSOR shall indemnify the LESSEE in the event of the peaceful possession and enjoyment of the "Schedule Premises" is disturbed in any manner and by any person including any statutory authorities and against all claims and make good the loss if any that the LESSEE may incur on account thereof.
4. That the Lease shall commence from 17<sup>th</sup> March 2019 and shall be for a period of **11 (eleven)** English Calendar Months ending on Feb 2020


2. The LESSOR shall be at liberty to terminate this Lease, in the event the LESSEE defaults in payment of the monthly rent as agreed for a consecutive 3 (three) months.
3. Except as provided under clause B.3, in the normal circumstances and for any other reasons as agreed to under this Lease, 30 days notice in writing is essential from either side, for vacating the "Schedule Premises" before the expiry of the lease period and such notice shall be sent by registered post with acknowledgement due to the address given below in clause 6.
4. The obligation of handing over the vacant possession of the "Schedule Premises" by the LESSEE and that of the refunding of the security deposit by the LESSOR shall run concurrently. It is distinctly and expressly agreed and understood that the LESSEE shall not hand over the vacant possession of the "Schedule Premises" except against the LESSOR refunding the security deposit in full, after deductions for dues & damages if any.

**IN WITNESS, WHEREOF** the parties have set their respective signatures on this deed, the day, the month and the year first above mentioned.

SIGNED and DELIVERED by the  
Within named LESSOR

  
C. Seetharamaiah

SIGNED and DELIVERED by the  
LESSEE

  
Brijesh Kumar Dev