



Government of Karnataka

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RENTAL AGREEMENT

This AGREEMENT is made and executed on this day 1st of October, 2025 ("Agreement"),

BETWEEN

The Person(s) listed in Part A of Schedule I (herein after referred to as the "Lessor/Owner") of the First Part;

AND

The Person(s) listed in Part B of Schedule I (herein after referred to as the "Lessee/Tenant") of the Second Part.

The Lessor and the Lessee are herein after collectively referred to as "Parties" and individually as a "Party", as the case may be.

WHEREAS

- A. The terms Lessor and the Lessee shall mean and include their respective legal heirs, legal representatives, successors and permitted assigns.
- B. The Lessor is the sole and absolute owner; and seized and possessed of premises described in Schedule II (hereinafter called as "the Schedule Premises"), along with the furniture and fixtures / fittings, a list whereof is annexed hereto as "Annexure A".

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1 INTERPRETATIONS

- 1.1 Schedules to this Agreement form an integral part thereof.
- 1.2 Words importing the singular shall include the plural and vice versa. Words importing the masculine gender shall include the feminine and the neuter gender and vice versa.
- 1.3 The term "In writing" shall include any communication or notice transmitted or received in electronic form, including but not limited to email, text message, or other digital means, provided that such electronic communication is capable of being retained and accurately reproduced in tangible form by the recipient.

2 AGREEMENT TERMS

- 2.1 The Lessor hereby permits the Lessee to use and occupy, the Schedule Premises for a period of 11 (Eleven) months commencing from 1st day of October, 2025 ("Commencement Date") and expiring on 30th September 2026 ("Expiry Date") (hereinafter referred to as "the Rental Period").



- 2.2 The Lessee must pay the Lessor a monthly rent ("the Rent") during the Rental Period as described in Clause 2.3 below. The Rent must be paid in advance through electronic method on or before the 5th day of each English calendar month.
- 2.3 Subject to the subsistence of this Agreement, the Rent shall be ₹45,400/- (Indian Rupees Forty Five Thousand Four Hundred Only) excluding maintenance and stand enhanced by 5% (Five percent) after the completion of the Rental Period.
- 2.4 The Parties agree that neither Party shall be entitled to terminate this Agreement for a period of 11 (Eleven) months starting with effect from the Commencement Date (i.e., from 1st day of October, 2025 till 30th day of September 2026) ("Lock-in Period"). In the event, the Lessee terminates the Agreement before the expiry of the Lock-in Period, the Lessor shall be entitled to deduct the Security Deposit in addition to the rent payable for the Notice Period as follows:
- (a) If the termination date falls within one month from the lock in expiry date, an amount equivalent to one month's rent shall be deducted from the Security Deposit
 - (b) If the termination date exceeds one month from the rental expiry date, an amount equivalent to two months' rent shall be deducted from the Security Deposit.

In the event Lessor terminates the Agreement before the expiry of the Lock-in period, the Lessor shall refund the Security Deposit amount with 18% interest rate per annum to the Lessee.

- 2.5 Pursuant to this Agreement, the Lessee shall pay the maintenance charge of Rs 5,568/- (Indian Rupees Five Thousand Five Hundred and Sixty-Eight Only) which is in addition to the monthly rent to the Lessor on or before 5th day of each month. Once the Home owner association is formed, the maintenance will be as per actual and the same shall payable to association.
- 2.6 The Lessee has deposited a sum of Rs 1,44,000/- (Indian Rupees One Lack Forty-Four Thousand Only) as and by way of interest-free refundable security deposit ("the Security Deposit") to the Lessor. The Security Deposit shall remain with the Lessor during the subsistence and operation of this Agreement to ensure compliance with the Lessee's obligations under this Agreement, including due observance and performance.
- 2.7 If the Lessee delays payment of the Rent beyond the time line specified in clause 2.2 for any month, the Lessor shall be entitled to receive an interest at 18% per annum for the period of delay.
- 2.8 The Lessee shall use the Schedule Premises for their family and immediate family members.
- 2.9 The Lessee shall use the Schedule Premises for residential purpose only.
- 2.10 The Lessee shall handover the vacant possession of the Schedule Premises to the Lessor immediately on the expiry Date or earlier termination as applicable, in the same good and tenantable conditions as it was given at the time of execution of this Agreement.



- 2.11 In the event of natural expiry of the term/Lessee wants to terminate the agreement, the Lessee shall serve a notice of termination prior to two months of termination to the Lessor and the Lessor shall facilitate for the refund of the Security Deposit to the Lessee. The Lessor shall refund the Security Deposit without any interest after making any necessary deductions or adjustments according to the Agreement.
- 2.12 It is mutually agreed between the Parties that after the Lock-in Period, either Party shall be entitled to exercise the option to terminate this Agreement without assigning any reason whatsoever by giving 2 (Two) month(s) prior written notice to the other Party ("the Notice Period"). Upon expiry of the Notice Period, the Lessee shall forthwith handover the occupation of the Schedule Premises to the Lessor and the Lessor shall simultaneously refund the Security Deposit to the Lessee.
- 2.13 The Lessor at his own costs shall be responsible for all major and structural repairs and major electrical or plumbing faults like leakages, seepage, sewage, internal piping for sewage and water connections, electrical wiring etc. upon being informed within a reasonable time. The Lessee shall only be responsible for the day-to-day minor repairs, if any.
- 2.14 The Lessor shall regularly pay all municipal taxes, administration charges, rates, taxes, ground rent, cesses, duties, levies, assessments, and other outgoings assessed, charged, imposed, levied or payable, including any increase thereof, in respect of the Schedule Premises. Arrears if any, pertaining to the period prior to this Agreement shall also be borne by the Lessor.
- 2.15 The Lessor or its third-party representative shall be entitled to inspect the Schedule Premises provided that a reasonable prior notice has been given to the Lessee. The Lessee shall permit the Lessor or his agent, to enter in to the Schedule Premises to carry any repairs to the Schedule Premises by providing a reasonable prior notice.
- 2.16 The Lessor has warranted, represented, covenanted, and agreed with the Lessee as follows:
- (a) That the Lessor is well and sufficiently entitled to and possessed of the Schedule Premises and absolutely entitled to rent the Schedule Premises in favour of the Lessee.
- (b) That the Lessor shall, during the subsistence of this Agreement, continue to be in legal and juridical possession of the Schedule Premises. In the event of sale, transfer, or mortgage of the Schedule Premises to any person and / or third party, the Lessor shall ensure that the same is subject to the Lessee's right under this Agreement and shall not prejudice or affect the Lessee's interest. The Lessor hereby agrees and undertakes to obtain a written confirmation from the transferee / new owner recognizing the Lessee herein as the Lessee of the Schedule Premises on the terms and conditions contained in this Agreement.
- 2.17 The Lessee hereby agrees with the Lessor as follows:
- (a) To take care of the Schedule Premises in a prudent manner and make good to the Lessor all or any loss and/or damage that may be caused by the Lessee, reasonable and natural wear and tear excepted. The Lessee shall not do or cause any act that prejudices or jeopardizes the ownership and/or ownership rights of the Lessor in respect of the Schedule Premises.
- (b) To use the Schedule Premises in such away so as not to cause any nuisance, damage, disturbance, annoyance, inconvenience, or interference to the owners and/ or occupiers of adjoining premises.



- (c) Not to permit any unlawful and/or immoral activities to be carried out from the Schedule Premises.
- (d) Not to bring or store in the Schedule Premises any goods, articles or things which are illegal or inflammatory or prohibited by law.
- (e) Not to throw or suffer to be thrown any dirt or litter or refuse around or about the Schedule Premise.
- (f) To promptly pay to the Lessor and / or utility company, charges for utilities consumed in the Schedule Premises during the subsistence of this Agreement as per the bills received from the utility company.
- (g) To clear all outstanding utility bills, including but not limited to electricity, water, gas, and internet, prior to handing over possession of the premises to the Lessor. Lessee shall provide proof of payment to the Lessor upon request. Failure to clear outstanding utility bills may result in deductions from the security deposit.
- (h) Not to affect or touch or make changes to any beams or columns of the Schedule Premises or construct any mezzanine floor or carryout any structural additions/alterations to or in the Schedule Premises without the written permission of the Lessor. The Lessee shall however without any permission of the Lessor be entitled to make minor changes or adjustments for the limited purpose of more beneficial enjoyment of the Schedule Premises such as ventilation blinds, pallets, lamp shades, geyser, cable, satellite and the likes.

2.18 It is hereby agreed by and between the Parties hereto as follows:

- (a) The Lessee shall not sublet or under let the Schedule Premises to any other person without written permission from the Lessor. Further, the Lessee agrees not to pledge this Agreement for any financial assistance from any individual or institution.
- (b) Notwithstanding what is stated in this Agreement, if due to the effect of any order, injunction or judgment of any Court or Tribunal, the Lessee is unable to use the Schedule Premises for a continuous period of 7 (Seven) days, then the Lessee shall be at liberty to terminate this Agreement effective from the date the Lessee was restricted to enter in to the Schedule Premises and the Lessor shall not be entitled to the Rent interms hereof. Upon termination, the Lessor shall forth with refund the Security Deposit to the Lessee.



2.19 In the alternative, upon termination, the Parties may enter into new arrangement; agreement for a residual period of the Rental Period where under the intention of the Parties, shall continue to be of mere use and occupation of the Schedule Premises for a temporary period.

2.19 The Lessee shall abide by the bye-laws of the society as governed by the corresponding Home owners' Association.

The Lessee also agrees to pay the society moving in/ moving out charges as applicable.

2.20 The Parties agree that after completion of the Rental Period, this Agreement shall automatically stand terminated. However, the Parties may renew this Agreement by entering into a fresh agreement on

such terms and conditions as mutually agreed between the Parties and mentioned in clause 2.3.

- 2.21 Notwithstanding what is stated in this Agreement, in the event of either Party committing any material breach of the terms of this Agreement ("Defaulting Party"), the other party ("Aggrieved Party") may give a written notice to the Defaulting Party asking the Defaulting Party to rectify the breach within 30
- 2.22 (Thirty) days from the date of receipt of the notice and if the Defaulting Party fails or neglects to rectify the breach within the notice period, then the Aggrieved Party shall be at liberty to terminate this Agreement. Upon termination, the Lessee shall forthwith handover the occupation of the Schedule Premises to the Lessor and the Lessor shall simultaneously refund the Security Deposit to the Lessee. It is clarified that the provisions of Lock- in Period shall not be applicable in the above circumstances.
- 2.23 It is agreed between the Parties, that if at any time any substantial part of the Schedule Premises is damaged by flood, war, civil commotion, earthquake, riots, mob action, or act of God or other unavoidable circumstances not caused by the willful default or negligence of the Lessee, the Lessee shall not be liable for any loss caused to the Schedule Premises / Lessor on that account and the Lessee shall be entitled to terminate this Rental Agreement by giving 15 (Fifteen) days prior written notice to the Lessor. It is clarified that the provisions of the Lock-in Period shall not be applicable in Force Majeure circumstances as mentioned in this Clause above. It is further clarified that during the Force Majeure period the Lessee shall not be liable to pay Rent to the Lessor.
- 2.24 Mere forbearance and tolerance by either Party shall not mean and imply any waiver of such right, nor shall it preclude either Party from asserting it at any time in future. Waiver, if any, shall be in writing and signed by the Party waiving such provision.
- 2.25 This Agreement is personal to the Lessee and the Lessee shall not assign or purport to assign the same or transfer the benefit of this Agreement or permit use or occupation of the Schedule Premises to any other person or entity save and except for family and their immediate family members. In the event, if such a need arises by the Lessee, then the Lessee may approach the Lessor with a request and details of the new entity and the Lessor may after consideration of the request enter into a new Rental Agreement for the residual period of the Rental Period. The Lessee / new entity shall be liable for all expenses in regard to the new Rental Agreement.
- 2.26 The Lessor and the Lessee represent and warrant that they are fully empowered and competent to make this Agreement.

2.27 Painting and Deep Cleaning: The Lessee shall be liable to bear the charges for painting and deep cleaning, to be conducted by a third party appointed by the Lessor, upon exit and shall pay an amount equivalent to one month's rent payable to the Lessor which is excluded from maintenance charges. This is to ensure that the unit is returned to the Lessor in the same condition as it was received at the time of move-in. The applicable charges for painting and deep cleaning shall be deducted from the Lessee's security deposit, and any remaining balance shall be settled by the Lessor in accordance with the terms of this agreement.

2.28 Each of the provisions contained in this Agreement shall be severable, and the unenforceability of one shall not affect the enforceability of the other or of the remainder of this Agreement.

2.29 Arbitration

- (a) Any disputes or differences arising out of or in connection with this Agreement shall be settled amicably by mutual discussions between the parties.



- (b) In the event that the parties are unable to resolve the dispute through mutual discussions, the dispute shall be referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force.

he parties are free to agree on the place of the arbitration. If both parties Resides in Bengaluru, Then, the arbitration shall be conducted in Bengaluru, India, in the English language. In case the parties reside in 2 different cities, The Arbitration shall be conducted in both the places for the Convenience and fairness of the parties.

- (c) The arbitrator shall be appointed by mutual agreement of the parties within 30 days of the request for arbitration, failing which, the arbitrator shall be appointed as per the provisions of the Arbitration and Conciliation Act, 1996.
- (d) The decision of the arbitrator shall be final and binding on the parties, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.
- (e) The parties agree that the arbitration proceedings and the award shall be kept confidential and not disclosed to any third party except as may be required by law.
- (f) The cost of the arbitration, including the fees and expenses of the arbitrator, shall be borne equally by the parties, unless the arbitrator directs otherwise.
- (g) This arbitration clause shall survive the termination of this Agreement.

2.30 This Agreement shall be governed by the laws of India and the courts at Bengaluru shall have exclusive jurisdiction in respect of matters under this Agreement.

Schedule I:

Details of the Parties

Name	Identification Detail (PAN)	Mailing Address
Challagulla Srinivasa Kumar	AHPPC1496C	C/O Kalu Vasantha Rao Challagulla, No 538/48, 9th Cross Road, Opposite Nethradhama Eye Hospital, Jayanagar 7th Block West, B S K 2nd Stage, Bengaluru, Karnataka – 560070

Part B: Details of Parties

Name	Identification Detail (PAN)	Mailing Address
Rupali Madhukrishna Reddy	AQKPR3216M	Fl at N o. Serene – E-0833, at Brigade Cornerstone Utopia, SH 35, Varthur Gunjur Main Road, Varthur Rd, Bengaluru, Karnataka – 560087

Part A: Physical Address

Premises Address	Flat No. Serene – E-0833, at Brigade Cornerstone Utopia, SH 35, Varthur Gunjur Main Road, Varthur Rd, Bengaluru, Karnataka – 56008 7
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Part B: Additional Details

Descripti on 2 BHK flat with Kitchen, 2 Bathrooms,1 Balcony, 1 Parking Space on

Annexure A

Furniture/Fittings

1	Modular Kitchen	1
2	Fans	4
3	Kitchen Chimney	1
4	Surface Lights	1
5	Exhaust Fans	3
6	Tube light in Bath	4
7	25 L Geyser	2
8	Calling Bell	1
9	Fancy Light with Bulbs	2
10	Modular Wardrobe	2
11	Work Table	1
12	Curtain Rods	4
13	Wall hinged cloth dryer	1



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