

LEASE DEED

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23.24

This LEASE DEED is made and executed on this the **26th day of September, Two Thousand and Twenty Three (26-09-2023)**, BETWEEN:

(1) **Sri. MADHUSUDHANA N,**
S/o Sri. K. Narayanaswamy,
Aged about 39 years,
Adhaar No.6234 9097 0114

(2) **Sri. SANTOSH N,**
S/o Sri. K. Narayanaswamy,
Aged about 34 years,
Adhaar No.5910 3381 0591

(3) **Kumara. SHIRISH GOWDA M,**
S/o Sri. Madhusudhan N,
Aged about 7 years,
Adhaar No.3920 5091 4793

Kumara. Shirish Gowda. M minor rep.
by his natural guardian and father
Sri. Madhusudhana N

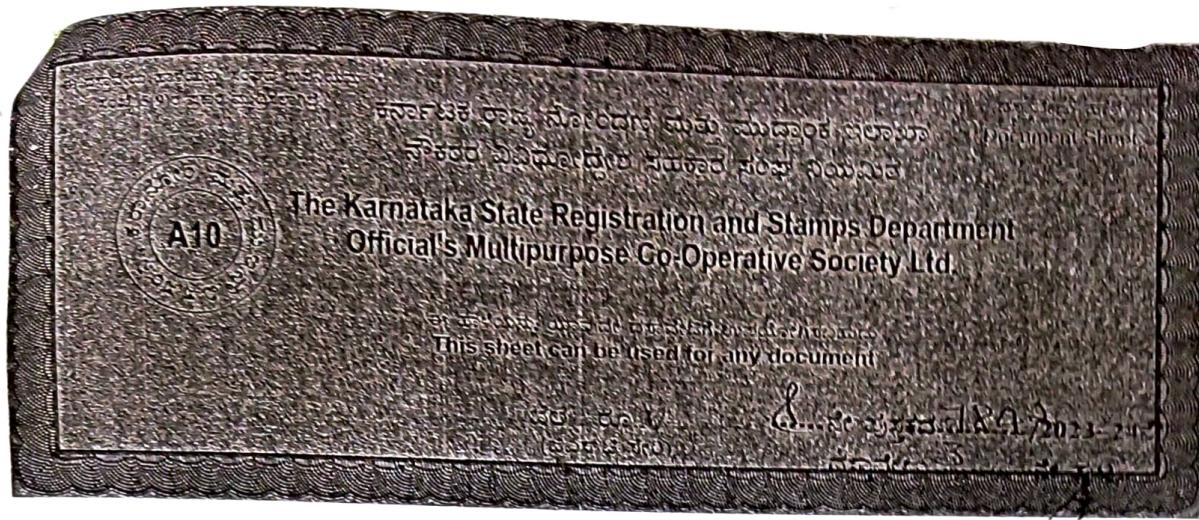
All are residing at; Hittarahalli,
Handrahalli, Budigere,
Bangalore Rural – 562 129.

Hereinafter referred to as the "**LESSORS / OWNERS**" (which expression shall wherever the context so requires and permits mean and include their heirs, legal representatives, executors, administrators and assigns) of the One Part;

N. Madhusudhan
Santosh
N. Madhusudhan

S. Shirish

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Kumari. GANASHREE S,
Aged about 23 years,
D/o Sri. Shivakumar T
Residing at No.75,
Kattugollahalli Village,
Mandur Post, Bangalore – 560 049.
Adhar No.2748 2772 0695

Hereinafter referred to as the "**LESSEE / TENANT**" (which expression shall wherever the context so requires and permits mean and include her heirs, legal representatives, executors, administrators and assigns) of the Other Part.

WHEREAS, the Lessors/ Owners are the absolute owners of the immovable property being vacant land situated at Khatha No.135, Handrahalli Village, Channarayapattana Hobli, Devanahalli Taluk, Bangalore Rural District, having an extent of 1540 Square Meters, which is more fully described in the schedule and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the Lessee/ Tenant had approached the Lessors to take on lease the Schedule Property for non-residential purposes namely setting up and, running of **Petrol Bunk** and Allied Business, petroleum products and other relevant businesses the Lessors/ Owners have agreed to lease the Schedule property.

A. Mathuram
S. Sathish
N. Mathuram

ಜಾಲ್ ಸುರಕ್ಷತ್ವ
ಪ್ರಮಾಣೀಕೃತಿ
ದಿನಾಂಕ: 26/09/2023 ಪ್ರಮಾಣೀಕೃತಿ ದಿನ: 07/10/2023
ಪ್ರಸಾರಿಸಿದ್ದಾ ನಂಬಿಗೆ: DNI-L-07842-2023-24

ದೇಹವಿರು ಅಂಶದಲ್ಲಿ ಕೊಳ್ಳಲಾಗಿರುವ ವಿವರಗಳನ್ನು ಮತ್ತು ಅವುಗಳ ಮೊತ್ತವನ್ನು ತಿಳಿಸಿ
ಅಂಶದಲ್ಲಿ ಕೊಳ್ಳಲಾಗಿರುವ ವಿವರಗಳನ್ನು ಮತ್ತು ಅವುಗಳ ಮೊತ್ತವನ್ನು ತಿಳಿಸಿ

ಶಿಫ್ಟ್ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ರೂ. ಟ.
1	ಕ್ರೆಡಿಟ್ ಅಂಶ	19,221.00
2	ಡೆಬ್ಯೂ ಅಂಶ	420.00
	ರ.ಎಂ.ಟ.	19,641.00

Kumari .Ganashree S. D/o ShivaKumar T. ಇವರಿಂದ ಹಾಜರಾ ಮೊತ್ತಾಗಿ

ಶಿಫ್ಟ್ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಭಾಗದ ಗುರುತ್ವ	ಸಹಿ
1	Kumari .Ganashree S. D/o ShivaKumar T. , 23, Resident of: No.75, Kattugollahalli, Mandur Post, Bangalore -560049, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049 (Presentee)			

ಒಂದು ಪ್ರಮಾಣೀಕೃತಿ
ಒಂದು ದೇಹವಿರು ಅಂಶದಲ್ಲಿ
ದೇಹವಿರು ಅಂಶದಲ್ಲಿ
ದೇಹವಿರು ಅಂಶದಲ್ಲಿ

ದ್ವಾರಾ ಒಂದು ದೇಹವಿರು ಅಂಶದಲ್ಲಿ ಒಂದು ದೇಹವಿರು ಅಂಶದಲ್ಲಿ

ಶಿಫ್ಟ್ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಭಾಗದ ಗುರುತ್ವ	ಸಹಿ
1	Kumari .Ganashree S. D/o ShivaKumar T., , 23, Resident of: No.75, Kattugollahalli, Mandur Post, Bangalore -560049, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049 (Claimant)			
2	Sri .Madhusudhan N. S/o K.Narayanaswamy, , 39, Resident of: Hittaraballi,, Handralalli,Hudigere, Bangalore Rural Dist., Devanhalli, BENGALURU RURAL,, KARNATAKA - 562129 (Executive)			

ಒಂದು ಪ್ರಮಾಣೀಕೃತಿ
ಒಂದು ದೇಹವಿರು ಅಂಶದಲ್ಲಿ
ದೇಹವಿರು ಅಂಶದಲ್ಲಿ



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WHEREAS, the Lessors/ Owner and the Lessee/ Tenant desire to reduce to writing the terms and conditions of their Agreement to Lease.

NOW THIS AGREEMENT TO LEASE WITNESSETH AS FOLLOWS:

1. The duration of the Lease shall be initially for a period of 19 years 11 Month having commenced from date of this agreement.
2. The Lessee / Tenant has paid to the Lessors/ Owners a sum of **Rs.20,00,000/- (Rupees Twenty Lakhs Only)** in the following manner:
 - a) **Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** by way of Cheque, bearing No.000678, dated 26/09/2023, drawn on HDFC Bank, Yelahanka Branch, Bangalore,
 - b) **Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** by way of Cheque, bearing No.000679, dated 26/09/2023, drawn on HDFC Bank, Yelahanka Branch, Bangalore,
 - c) **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** by way of Cheque, bearing No.000680, drawn on HDFC Bank, Yelahanka Branch, Bangalore,
 - d) **Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** by way of Cheque, bearing No.000681, drawn on HDFC Bank, Yelahanka Branch, Bangalore,

N. Mahadevappa
Suresh
N. Mahadevappa

Amol G

.....ಉತ್ತರಾಂದಿರ್ಪಾತ್ರ 7842/023-24
ಡಿಸೆಂಬರ್ 6.....ನೇ ಪುಣಿ

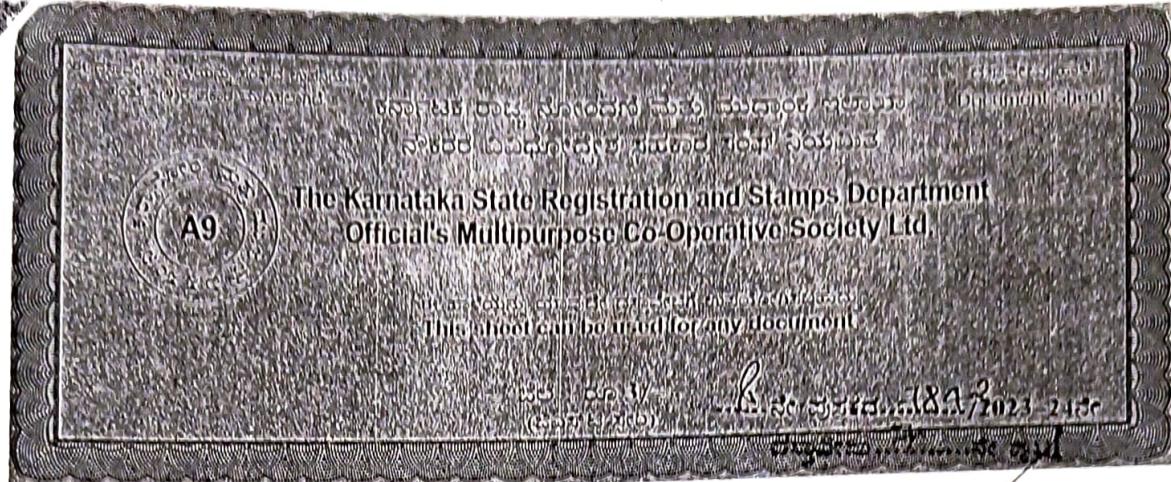
3	Sri .Santosh N S/o K.Narayanaswamy, 34, Resident of: Handrahalli, Handrahalli,Budigere, Bangalore Rural Dist., Devanahalli, BENGALURU RURAL, KARNATAKA - 562129 (Executant)			
4	Kumara .Shirish Gowda M. is rep. by minor guardian Mr .Madhusudhana N. N. M/G Madhusudhana N., 7, Resident of: Handrahalli, Hittarahalli, Handrahalli,Budigere, Bangalore Rural Dist., Devanahalli, BENGALURU RURAL, KARNATAKA - 562129 (Executant)			

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Shivakumar T S/o Late Thammaiah (Identifier)	Kattugollahalli,Mandur Post Bangalore East Tq., Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049	
2	Pillegowda S/o Munibyrappa (Identifier)	Kattugollahalli,Mandur Post,Bangalore East, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049	

ಉಪನ್ಯಾಸಿಂದಣಾಧಿಕಾರಿ
ದೇವನಹಲ್ಲಿ
ಹಿರಿಯ ಉಪನ್ಯಾಸಿಂದಣಾಧಿಕಾರಿ
ದೇವನಹಲ್ಲಿ





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1. The agreed monthly rental of **Rs.1,12,000/- (Rupees One Lakh Twelve Thousand Only)** plus GST shall be paid on or before 10th of every Calendar month. The rent shall commence within the period of six (6) months or Petrol Bunk work starts whichever is earlier.
2. That the Lease shall be period of 19 years 11 Month years i.e. from this day 25/09/2023 to 24/08/2044, commencing from today and after the expiry of this Lease on terms mutually acceptable to the Lessors / owners and Lessee will be close the agreement and the OWNER hereby agrees to refund the said sum amount which is free from interest at the time of the Tenant vacating and re-delivering the said premises.
3. There will be an enhancement of 15% on completion of every 3 years on the prevailing monthly rent.
4. The Lessee/ tenant shall use the Schedule Property for non-residential purposes namely running of a **Petrol Bunk** of any oil marketing company and other relevant businesses.
5. Tenant will be responsible for all problem and the owners is no responsibility of those problems and the owners agreed to clear the any disputes arises between the schedule premises.
6. The Lessee / tenant shall apply for required statutory licenses, permissions and NOC from the authorities and agencies for the purpose of running Petrol Bunk business and other related business and shall obtain electric power connection.

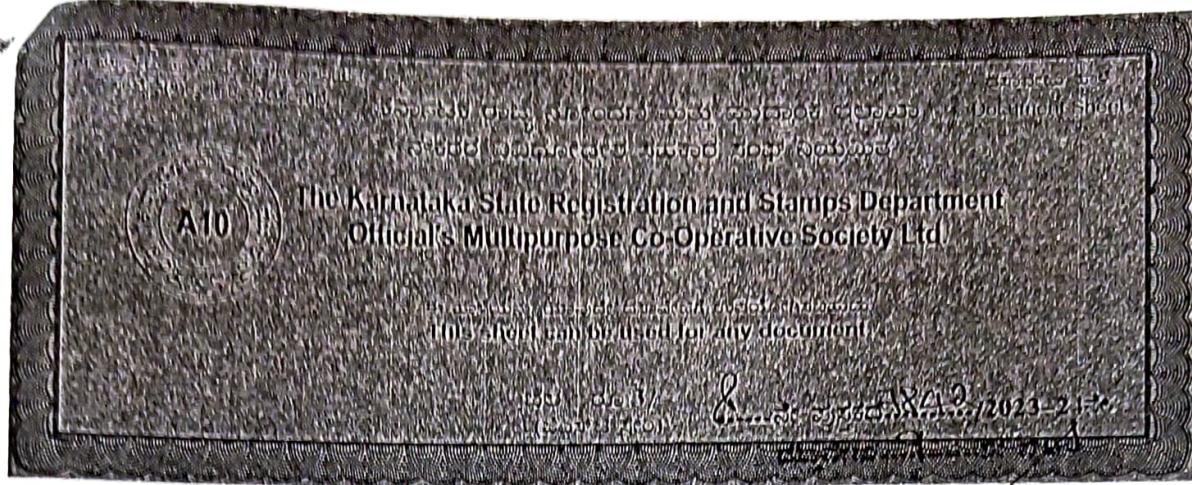
[Handwritten signatures]
Sandeep
Mr. Dinesh



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9. The Lessee / tenant shall with prior notice permit the Lessors/ owners or their agents, servants' for the purposes of inspection.
10. The Lessee / tenant shall carry out any petrol bunk infra structures constructions, erections of canopy, storage, showroom, compound wall, all toilets, water tanks pumps and machineries, compressors with air tower, all types of works to carry out the business, at own cost or by the oil company, The Lessors/ owners agreed to extend all the cooperation for the same.
11. The Lessee / tenant shall keep the schedule premises in a good and tenable condition, subject to normal wear and tear.
12. After the expiry of the lease period, the Lessee / tenant shall deliver the vacant possession of the Schedule Property, to the Lessors / owners and the Lessors / owners shall be entitled to re-enter upon the Schedule Property.
13. If the Lessee / tenant continues in possession of the Schedule Property, even after the expiry of the lease period either by efflux of time or sooner determination of the lease either upon failure by the Lessee / tenant to observe the covenants of the agreement to lease, or otherwise the Lessee / tenant shall, pay to the Lessors / owners damages for use and occupation of the Schedule Property, till the possession is recovered by the Lessors/owners.
14. The Lessee / tenant shall not use the Schedule Property or any part thereof, for any offensive trade or unlawful activity or unlawful business.

N. Methumar
Sathya
N. Methumar



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15. If the Lessee / tenant causes any damage or waste of the Schedule Property or permits to be done any act or omission or commission, which may result in the Lessors / owners incurring expenditure on the Schedule Property, the Lessors / owners shall be entitled to be reimbursed such expenditure incurred or such amount of money that may be necessary to set right the damages.
16. The Lessors / owners agrees to pay property taxes in respect of the Schedule Property and the Lessee shall not be liable to pay the same.
17. The lessee has undertaken and assured the lessor that she shall vacate and handover vacant possession of schedule property to the lessor on or before 24/08/2044. The lessee further undertakes that she shall vacate the scheduled property to the Lessor at any cost without giving or sighting any reasons. DOK
18. The Lessors / owners shall not be responsible for any damages that may happen to the person or the property whatsoever by the Lessee / tenant, his servants or others using the schedule premises for the time being, by fire, damp, leakage of the water case pipes, electric wires, casings, or tubes or other installation in or about the schedule premises or giving way of any portion/s of the floor/s, walls, roofs, ceilings, stairs or any other part of the building or from any cause whatsoever.
19. If the Lessee / tenant desires to renew the lease beyond the period of 19 years 11 Months, such renewal shall be solely at the discretion of the Lessors / owners and shall be on such terms as may be mutually agreed by the Lessors / owners and the Lessee.

N. Mathur
Swaran.
N. Mathur

Amol



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20. Any notice given by one party to the other shall be considered sufficient, if it is delivered or sent to their respective addresses as hereinabove first stated or at such changed addresses that are mutually notified to each other, provided that delivery of the notice to the Lessee / tenant at the schedule premises shall be considered as sufficient notice to the Lessee/ tenant.
21. In the event of any disputes or differences between the parties arising out of, or relating to, or in connection with, this lease, including interpretation of rights and obligations under validity, discharge, purpose, breach, termination, compliance, enforcement of this Deed or of any of its provisions, the same shall be referred to arbitration and shall be adjudicated upon by a sole arbitrator. The place of arbitration shall be at Bengaluru. the arbitration shall be in English The Arbitration shall be as per the provisions of the Arbitration and Conciliation Act, 1996.
22. If the Lessee / Tenant fails to pay the rent continue three months, then the Lessee/ Tenant pay the extra 25% of rent to owners.
23. Lessee/ Tenant can sell, lease, rent, a Petrol Bunk Licence to any other persons and Lessors / owners shall have No objection to any other transactions regarding the same after the landconversion and commencement.
24. The Lessee / Tenant shall bear and pay the cost of stamp duty and registration charges along with the registration expenses and all other incidental charges of the Lease Deed.

N. Madhukar

✓
Anil

Tanay
N. Madhukar



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SCHEDULE

All that piece and parcel of the property bearing Property **Khatha No.135, Handrahalli Village, Channarayapattana Hobli, Devanahalli Taluk, Bangalore Rural District, having an extent of Measuring East to West: (147+120)2 Feet or 77.724 Meter and North to South: 130 Feet or 39.624 Meter, in totally Measuring 17255 Square Feet or 1540 Square Meters and bounded on the:**

East by : Private Land,

West by : Road on SH 104 from Budhigere to Mandur,

North by : Remaining Land in Same Khatha No.,

South by : Remaining Land in Same Khatha No.,

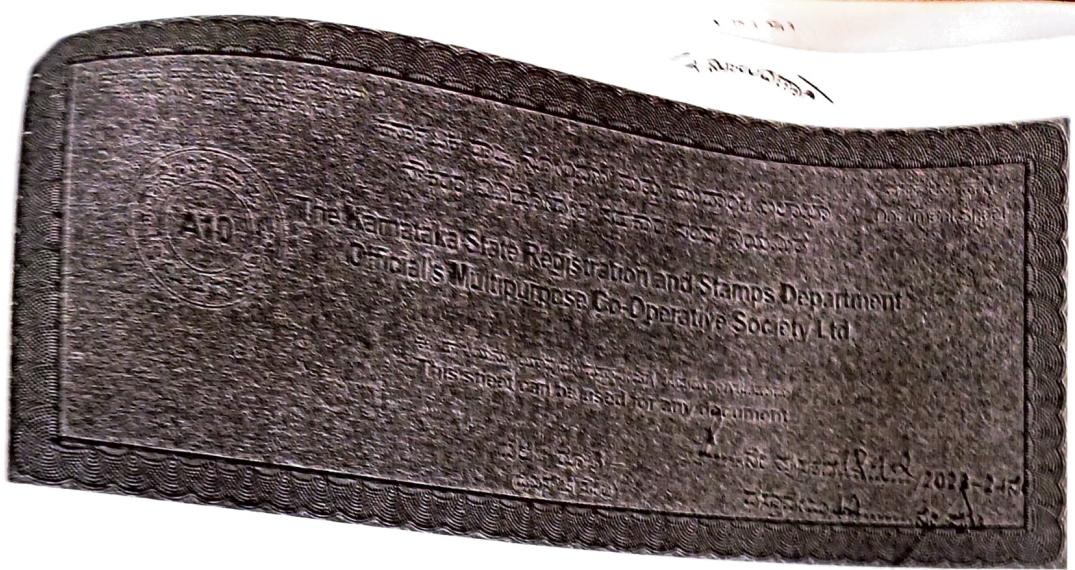
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N. Modiahalli

Amal

S. S. S.

N. Modiahalli



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IN WITNESS WHEREOF, the parties hereunto have set their hands to this
Agreement to Lease, on the day month and year first above mentioned.

WITNESSES:

1. P ILLANGOLIKA

Late Mumiyappa
Kattigollahalli,
Bangalore East - 560049

1. *M. M. H.*

2. *S. S. S.*

3. *N. N. H.*

2. *S. S. S.*

late Thammiah
Kattigollahalli,
Bangalore East - 560049.

LESSORS

M. M. H.

LESSEE

Self drafted
M. M. H.