

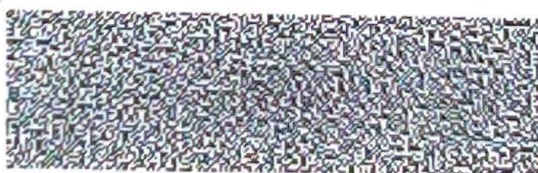
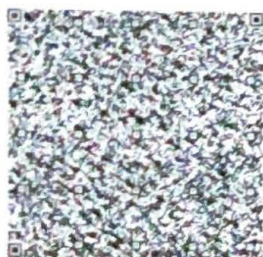


**Government of Karnataka**



## e-Stamp

Certificate No.	: IN-KA36420568881884Q
Certificate Issued Date	: 31-Aug-2018 10:52 AM
Account Reference	: NONACC (FI)/ kacrsfl08/ HBR LAYOUT/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0812101374318575Q
Purchased by	: BIJU GEORGE P C
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BIJU GEORGE P C
Second Party	: PRADIPTA BOSU
Stamp Duty Paid By	: BIJU GEORGE P C
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



Please write or type below this line

## LEASE AGREEMENT

THIS DEED OF LEASE AGREEMENT is made and executed by and between

**BIJU GEORGE. P.C**, son of C. George aged about 44 years, residing at 222, 3D CROSS, HRBR 3<sup>RD</sup> BLOCK, BANGALORE-560043, hereinafter called the **LESSOR** which term shall mean and include all his heirs, legal representatives and assignees etc.

**AND**

**Mr. Pradipta Basu, S/o Pravash Chandra Basu, aged about 30, PAN No.AOLPB5234L,**

Page 1 of 5

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

[illegible]



currently residing at: Flat-F2, House-146/1, 4<sup>th</sup> Cross, Panduranga Nagar, Bangalore-560076 and hereinafter called the **LESSEES** which term shall mean and include all his heirs, legal representatives and assignees, etc WHEREAS the Lessor is the absolute owner and possessor of the

**FLAT at Ground floor, No. 010,  
Spoorthi Saahithya Apartment,  
182, Aiyappa Temple Road  
Singayyanapalya,  
KR PURAM,  
(Adjacent to Phoenix Market City Mall),  
Bangalore 560 048,**

consisting of Two Bedrooms, One Drawing Cum Dining Room, Two Bathrooms cum Toilets, One Kitchen and two Balconies, along with wall cupboards in all the rooms, Modular Kitchen cupboards and fixtures, and a covered car park hereinafter called the **SCHEDULED PREMISES** more fully described herein below.

WHEREAS the Lessor has agreed to grant and the Lessee has agreed to accept the lease of the above said premises more fully described in the Schedule annexed herewith for **RESIDENTIAL PURPOSE ONLY**. The premises shall be exclusively used by the Lessee and his family members only.

The Lessee herein taking the said premises for residential purposes with all the fixtures and for this purpose the Lessee approached the Lessor to lease out the said premises for a period of 11 months from 8<sup>th</sup> September 2018.

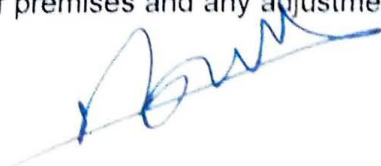
After series of negotiations, the terms and conditions between the parties are brought down in the manner as indicated below:

1. The Lessee shall be entitled to use and allowed to be used the said premises including fixtures, fitting and common areas for **RESIDENTIAL PURPOSE ONLY**
2. The Lease shall be deemed to have commenced with effect from 8<sup>th</sup> September 2018 for a period of 11 months and it expires by 7<sup>th</sup> August 2019. However the period of lease can be extended at the option of the Lessor on mutually agreed terms.
3. The Lessor and Lessee have mutually agreed that the rent payable for the demised premises is **Rs.23,000 (Rupees Twenty Three Thousand only) per month Plus Maintenance Charges at actuals, Energy Charges, Water charges** and other charges as payable from time to time.
4. That the Lessee shall deposit with the Lessor a security amount of Rs1,50,000 (Rupees One Lac fifty thousand only) . This rent advance shall be refunded free of interest after clearing all the outstanding dues/ damages, if any, and electricity, water and maintenance charges etc at the time of vacating the premises.
5. The Lessee shall bear electricity charges, water consumption charges, piped gas if any, and club house and other licenses including service tax etc., apart from the rent and maintenance and the originals of the said receipts shall be handed over to the Lessor. The Municipal tax of the scheduled property shall be paid by the LESSOR.



*Pradip Kumar*  
8/9/2018

6. The Lessee shall not take up any modification to the said premises without prior permission of the Lessor.
7. The Lessee shall not be entitled to assign the leasehold rights and also not entitled to sub-let the said premises.
8. The Lessor shall so long as the lease subsists, allow the Lessee to the peaceful possession and enjoyment of the premises without any let or hindrance from the Lessor. In case if Lessee fails to pay one month rent, then the Lessor has got the right to evict the Lessee by giving one month notice in advance according to the law and get back possession of the said premises.
9. This Deed of Lease Agreement can be terminated by either of the parties by giving a notice of **TWO months** in advance to other party in writing.
10. The Lessee shall hand over the said premises in same good condition on the expiry of the lease period when this lease deed gets terminated.
11. The Lessee shall permit the Lessor or their duly authorized servants, agents, engineers, workmen and all other persons authorized by Lessor to enter upon the Leased Premises and inspect the condition of the Leased Premises without causing any inconvenience to the Lessee.
12. The Lessee shall use the leased premises with due care and caution.
13. The Lessee shall repair at his own cost and expense any damage to the deemed premises or interiors and furniture, caused by any act or default on the part of the Lessee, his servants, or visitors or by reason of any breach of Lessee covenants herein contained not arising from normal wear and tear or from daily use.
14. The Lessee shall not willfully do any act, deed, matter or thing whereby the right title or interest of the Lessor in or to the said premises may be prejudicially affected.
15. The Lessee shall indemnify the Lessor against any loss or damage that may be suffered as a result of breach of any of the provisions herein contained or otherwise due to any conduct of the Lessee, his servants and visitors leading to the breach of the provisions thereof.
16. Nothing herein contained shall be construed as creating any title in favour of the Lessee in or over the leased premises.
17. Any notice intended to be given to the Lessee shall be deemed to be properly and validly given if it is sent to the Lessee by Registered Post AD to the Lessee's address and likewise notice meant for the Lessor shall be addressed to and delivered or sent by Registered AD to the Lessor's address as mentioned at the beginning of this Agreement.
18. This Agreement shall be subject to the Jurisdiction of the Courts at Bangalore.
19. The rent and maintenance charges shall be paid by the Lessee until the last date of occupation of premises and any adjustment of the rental advance shall be done only



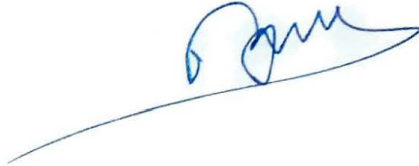
Pradip Bar  
8/9/2017



after verifying that all the upkeep, fixtures and fittings of the said premises are in order.

20. The rent for the current month shall be payable on or before the 5<sup>th</sup> of the following month.
21. The Lessee undertakes to Painting & cleaning of the premises at the time of vacating the premises.

Pradyumn  
6/9/2018

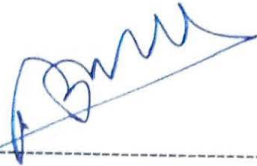


## SCHEDULE OF THE PROPERTY

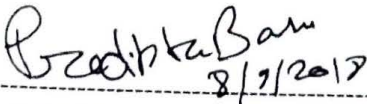
Spoorthi Saahithya APARTMENT, Flat No.10, Singayyanapalya, KR PURAM, (Adjacent to Phoenix Market City Mall), Bangalore - 560 048, consisting of Two Bedrooms, One Drawing Cum Dining Room, Two Bathrooms cum Toilets, One Kitchen and two Balconies, covered car park along with wall cupboards in all the rooms, Modular Kitchen cupboards and fixtures

List of Movable Handed Over to the Lessee:

1. Ceiling Fans - 4
2. Tube Lights - 5
3. CFL bulbs - 8
4. Geysers - 2
5. Chimney - 1
6. Bathroom mirror box - 2
7. Exhaust Fans in Bathrooms - 2



SIGNATURE OF LESSOR  
BIJU GEORGE P C



SIGNATURE OF LESSEE  
PRADIPTA BASU