



सत्यमेव जयते

INDIA NON JUDICIAL

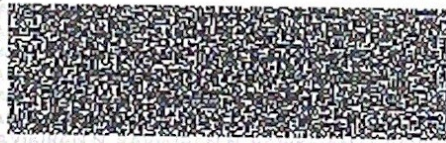
Government of Karnataka

Rs. 200

e-Stamp

Certificate No. : IN-KA49193061978584V
 Certificate Issued Date : 06-Aug-2023 10:50 AM
 Account Reference : NONACC (FI)/ kacrsf08/ NAGARABAVI/ KA-RJ
 Unique Doc. Reference : SUBIN-KAKACRSFL0873984192529476V
 Purchased by : RAVIKIRAN N
 Description of Document : Article 30 Lease of Immovable Property
 Description : LEASE AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : RAVIKIRAN N
 Second Party : KUSUMA DEVI S R
 Stamp Duty Paid By : RAVIKIRAN N
 Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)

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Please write or type below this line

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and executed on 06th August 2023 (06/08/2023) by and between:

Sri.RAVIKIRAN.N, S/o.D.B.Nagaraj, Aged about 34 Years, Residing at No.93, 5th Cross, Balaji Nagar, BSK III Stage, Bangalore-560 085. Hereinafter called the **LESSOR** of the one part and:

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Statutory Alert:

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

Smt.KUSUMA DEVI.S.R, W/o.K.V.Ashwatha Narayana, Aged about 61 years, (Aadhar No.4884 3482 3040) residing at No.1230, Opp to Ayyappa Temple, Viveknagar, KGF Robertsonpet, Bangarpet, Kolar-563122. Hereinafter called the **LESSEE** of the other part.

Whereas the terms both the parties shall mean and include their respective heirs, legal representatives, administrators, executors, successors and assigns.

Whereas the LESSOR is the sole and absolute owner of the schedule premises described hereunder and whereas the **LESSOR** intends to LEASE the schedule premises to the **LESSEE** as per the following terms and conditions.

The Lessee has agreed to pay **Rs.8,00,000/- (Rupees Eight Lakhs Only)** as lease Amount and the lessee has paid a lease amount by following manner:

1. Rs.2,00,000/- (Rupees Two Lakhs Only) by way of RTGS, UTR No.PKGBR52023080200861791, on 02/08/2023.
2. Rs.2,00,000/- (Rupees Two Lakhs Only) by way of RTGS, UTR No.PKGBR52023080200861789, on 02/08/2023.
3. Rs.2,00,000/- (Rupees Two Lakhs Only) by way of RTGS UTR No.PKGBR52023080300865748, on 03/08/2023.
4. Rs.2,00,000/- (Rupees Two Lakhs Only) by way of RTGS UTR No.PKGBH23215865761, on 03/08/2023.

Totally **Rs.8,00,000/- (Rupees Eight Lakhs Only)** has been paid to the LESSOR before the following witnesses. This the lessor has hereby acknowledges the receipt of the same. The LESSOR need not pay interest for the LESSEE and LESSEE need not pay any rent for the LESSOR.

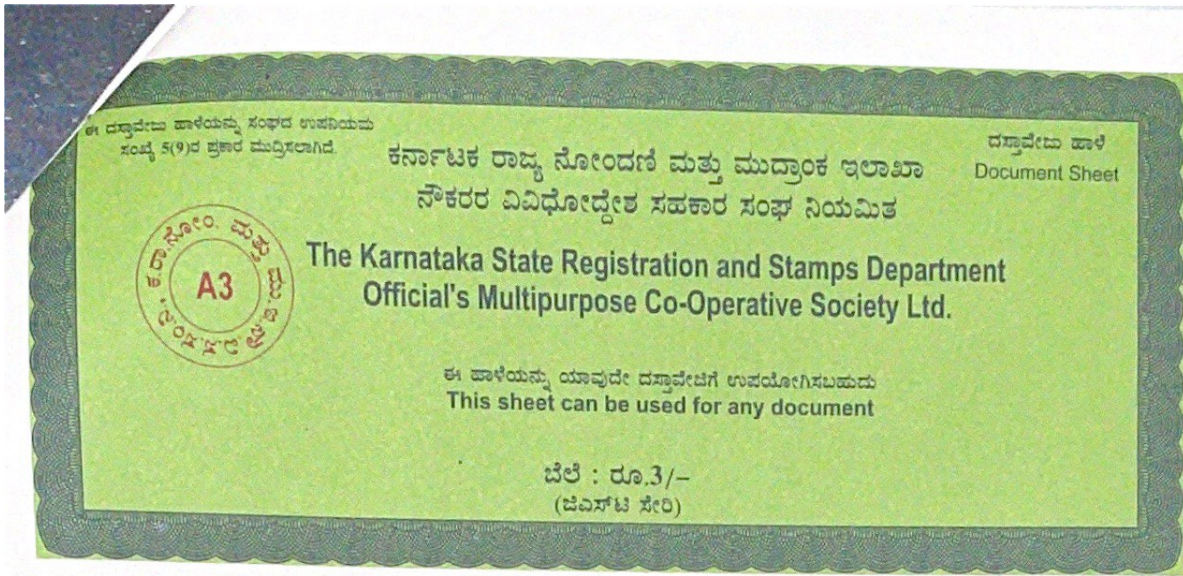
The said lease amount of shall not carry any interest and shall be refundable to the lessee whenever the lessee delivers the vacant possession of the premises to the lessor. And the lessor has this day delivered the possession of the schedule premises to the lessee.

This lease is executed for a period of **3 (Three)** years from **01/08/2023** to **01/08/2026**. & the Lease Period can be renewed for further period by mutual consent by both the parties.

Whereas the LESSOR Or his Nominee hereby agreed to refund the above lease amount to the LESSEE at the time of vacating the premises. Whereas the LESSEE shall not sub-let or under-let the said premises to any person without written permission from the LESSOR.

Whereas the LESSEE hereby agrees to pay Electricity charges to the concerned authority as per bill & the Lessee shall share and pay the water charges along with other tenants.

The Lessee has agreed to handover the schedule premises in good condition and they need to repaint the premises at the time of vacating or Lessee liable to Pay Painting Charges to the Lessor.



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Whereas the LESSEE hereby agreed to keep the premises in good conditions without damages, if any damages caused by the LESSEE the same will be replaced by him or the said amount will be deducted from the mortgage amount which will be mutually agreed.

Whereas either party shall give **Three (3) months** prior notice for termination of this agreement.

Whereas the LESSEE shall use the schedule premises only for residential purpose not for any other purpose.

Whereas the LESSEE shall not make any additional alterations to the schedule premises without written permission from the LESSOR.

:: SCHEDULE ::

All that part and parcel of Residence bearing **No.2, 1st Cross, 1st Main, Malathahalli, Bangalore-560056**, Ground Floor, East Facing consisting of One Hall, Two Bedrooms, Dining Hall, One Kitchen, Two Bathrooms & Toilet, with Electricity and water facility, with RCC Roofing House.
Fittings: 1-Geyser, 4-Fans, 4-Tubelights

IN WITNESS WHEREOF, the parties have put their hands to this Lease agreement made on the day, month and year first above written at Bangalore.

WITNESSES:-

1.

Anurag D
04/08/2023

Ranjana
7/8/23
LESSOR

2.

Ketu
7/8/23

Deban
LESSEE
7/8/2023