



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

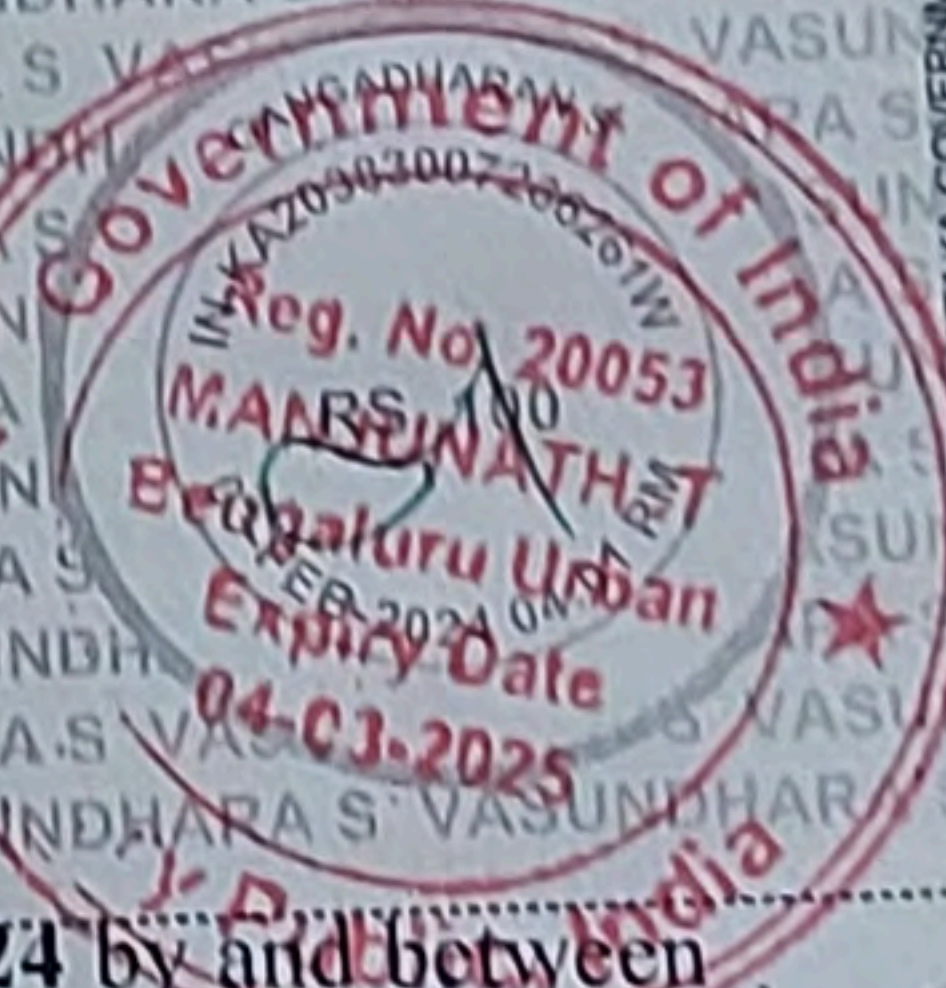
Certificate No. : IN-KA20383007266261W
 Certificate Issued Date : 03-Feb-2024 04:01 PM
 Account Reference : NONACC (FI)/ kacrs1108/ AVALAHALLI/ KA-GN
 Unique Doc. Reference : SUBIN-KAKACRSFL0804263522228207W
 Purchased by : GANGADHARAN S
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : VASUNDHARA S
 Second Party : GANGADHARAN S
 Stamp Duty Paid By : GANGADHARAN S
 Stamp Duty Amount (Rs.) : 100
 (One Hundred only)

For Jeeva Jyothi Multipurpose
 Women's Co-op Society Ltd

Authorised Signatory



Rental Agreement



THIS AGREEMENT is made and executed at Bengaluru on 03rd January 2024 by and between
 S Vasundhara, Female, aged 58 years, W/o Ramana Reddy S, residing at 32-743, Siddhartha
 Residential School, Murukkambattu, Near Apollo Medical College, Chittoor, Andhra
 Pradesh, 517127, India (hereinafter jointly and severally called the "Landlady", which
 expression shall include her heirs, legal representatives, successors and assigns). AND
 Gangadharan S, Male, aged 33 years, S/o Swaminathan G, having permanent address at
 32, Kosi Mani Street, Padmanabha Nagar, Choolaimedu, Near GG Mahal, Chennai,
 Tamil Nadu, 600094, India and having ID card No. 917391912762 issued by UIDAI
 (hereinafter called the "Tenant", which expression shall include his legal representatives,
 successors and assigns).

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S. Vasundhara

S. Gangadharan

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shellestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. 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.

WHEREAS the Landlady is the absolute owner of the Apartment flat no. A-1345 situated at Brigade Golden Triangle, Huskur Village, Kattamnallur, Adjacent To Orion Uptown Mall, Bengaluru, Karnataka, 560049, India, measuring 1770 Sqft, consisting of 3 bedrooms, 3 bathrooms, 2 balconies, 1 car parking slot, kitchen and inbuilt fittings & fixtures and inventory of the equipments as detailed in the annexure, hereinafter referred to as "Leased Premises".

WHEREAS the Tenant requested the Landlady to grant lease with respect to the above property and the Landlady has agreed to lease out to the Tenant the above property for residential purpose only, on the following terms and conditions:

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. Rent and Deposit

- a. The lease in respect of the "Leased Premises" commenced from 01st April 2023 and shall terminate on 01st March 2024 (for a period of 11 months). Thereafter, the lease may be extended further on mutual consent of both the parties.
- b. The Tenant shall pay the Landlady a monthly rent of ₹ 58,000/- (Rupees Fifty Eight Thousand only). The rent shall be paid on or before day 5 of each English Calendar Month.
- c. The Tenant has paid the Landlady an interest-free, refundable, security deposit of ₹ 2,00,000/- (Rupees Two Lakhs only). The deposit amount is paid by Cash.

2. Maintenance, Electricity and Water Charges

- a. The Tenant shall pay to the Landlady a monthly maintenance charge ₹ 6,300/- (Rupees Six Thousand Three Hundred only) towards Maintenance of the "Leased Premises".
- b. During the lease period, in addition to the monthly rent payable to the Landlady, the Tenant shall pay for the use of electricity & water as per bills received from the authorities concerned directly.
- c. It is the responsibility of the Landlady to pay and clear all the dues of electricity bills & water bills according to the readings on the respective meters till the date the possession of the premises is handed over by the Landlady to the Tenant.
- d. And it is the responsibility of the Tenant to pay the same up to the date of vacating the property at the time of handing over possession of the premises back to the Landlady.
- e. The Tenant has paid any fees or charges fixed by the Apartments' Residents Association within the Apartment complex, for use of any amenities provided within or otherwise and also adhere to and abide by all the rules and regulations laid down by the Residents Association.

S. Vasanthakumari



S. 67

- f. The Landlady has paid the membership fees to the Residents Association and any such charges for the repair, maintenance and construction or alteration done by the Residents association in the common areas and the building as demanded by the Residents association.

3. Damages, Repairs and Alterations

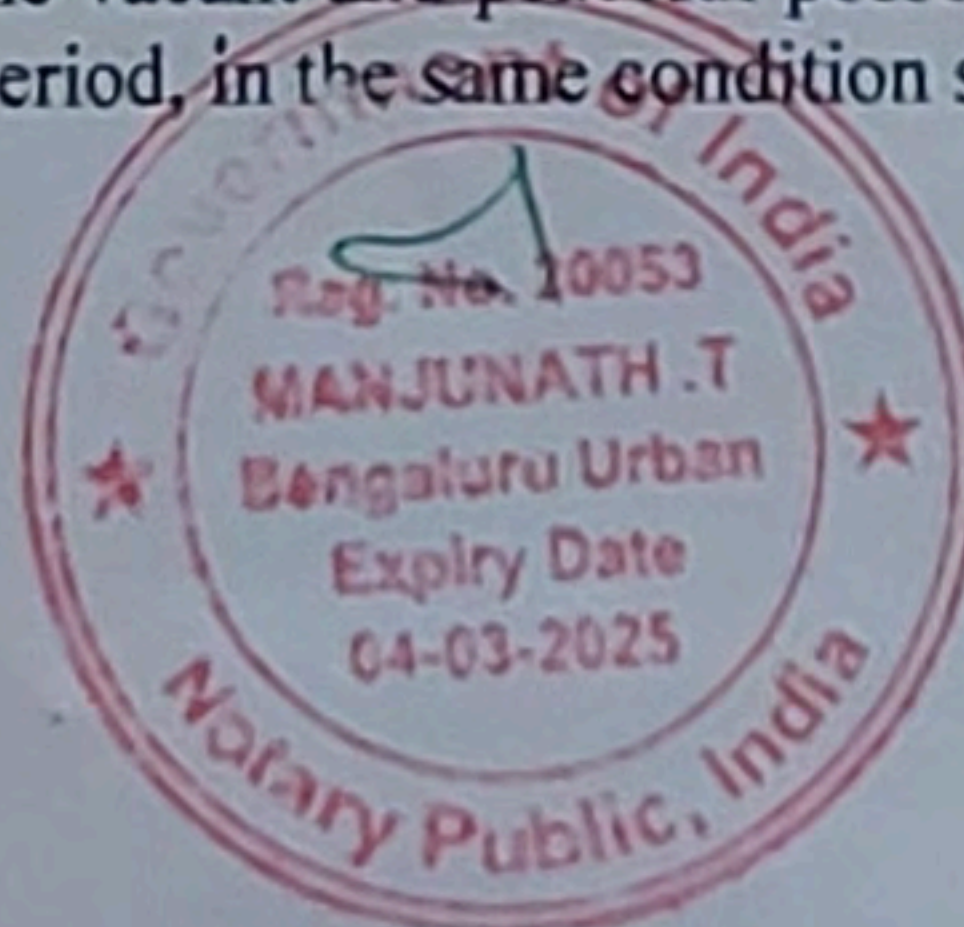
- a. All the sanitary, electrical and other fittings and fixtures and appliances in the premises shall be handed over from the Landlady to the Tenant in good working condition. There will be a 3 week maintenance period after the possession of Tenant. If during these 3 weeks any defect in the same is identified & duly notified, the Landlady shall be responsible to repair/ replace the same at her own cost. Upon returning the premises, all the sanitary, electrical and other fittings and fixtures shall be restored by the Tenant to a good condition as they are at present, subject to normal wear and tear or damage by act of God.
- b. The day-to-day minor repairs such as leakage in the sanitary fittings, water taps and electrical usage etc. will be the responsibility of the Tenant at his own expense. However, any structural or major repairs, if so required, shall be carried out by the Landlady.
- c. The Landlady shall hold the right to visit in person or authorized agents, servants, workmen etc., to enter the Leased Premises for inspection (not exceeding once in a month) or to carry out repairs/construction, as and when required, by giving a 24 hours notice to the Tenant.
- d. No structural additions or alterations shall be made by the Tenant in the premises without the prior written consent from the Landlady. On termination of the tenancy or earlier, the Tenant shall restore the changes made, if any, to the original state.
- e. The Landlady represents that the Leased Premises is free from all construction defects such as leakage, cracks in house walls including that of compound walls, breakage of floor tiles, etc.

4. Tenant's Responsibilities

The Tenant hereby assures to the covenants with the Landlady that:

- a. The Tenant shall not sublet, assign or part with the Leased Premises in whole or part thereof to any person under any circumstance whatsoever and the same shall be used for the bonafide residential purposes of the Tenant and his family and guests.
- b. The Tenant will keep the Landlady free of harm and free from all losses, damage, liability or expense due to acts or neglects of the Tenant or her visitors whether in the leased premises or elsewhere in the building or its approaches.
- c. The Tenant shall maintain the Leased Premises in good and tenable condition. The Tenant shall hand over the vacant and peaceful possession of the Leased Premises on termination of the lease period, in the same condition subject to natural wear and tear.

S. V. Srinivasan



S. G. Srinivasan

- d. The Tenant shall not obstruct the entrance hall, entrances, doorways, passages, staircase or lifts or any of the common amenities and not do any immoral or illegal activities in the Apartment complex and also not cause nuisance to other residents by any activities.
- e. **Late Payment Fine** - If the Tenant fails to pay the rent on the fixed date of payment, she shall be liable to pay a fine ₹ at the rate of 50/- (Rupees Fifty only) per day till the date of payment.

5. Landlady's Responsibilities

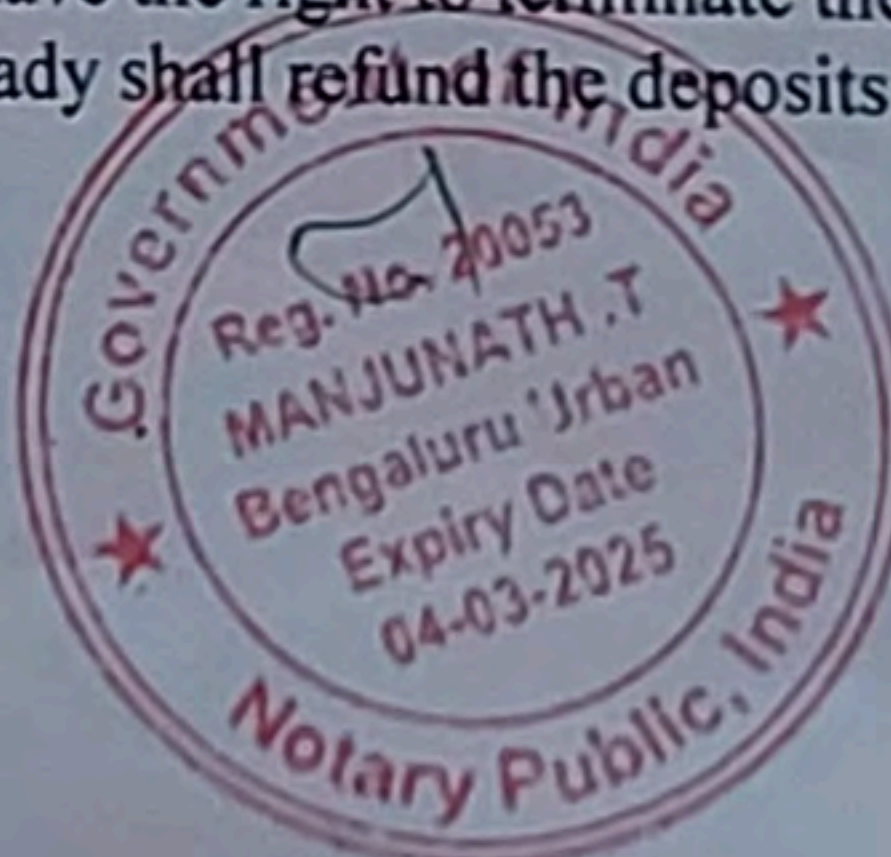
The Landlady hereby assures to the covenants with the Tenant that:

- a. The Tenant, abiding by the terms of the lease, shall be entitled to peacefully and quietly hold and enjoy the Leased Premises during the period of this lease, free of any interference from the Landlady.
- b. The Landlady shall indemnify the Tenant against all damages, costs and expenses incurred by the Tenant as a result of any defect in the title of the Landlady which disturbs the possession and enjoyment of the Leased Premises by the Tenant under the covenants herein before contained.
- c. The Landlady shall acknowledge and give valid receipts for each and every payment made by the Tenant to the Landlady.
- d. The Landlady represents that she has complied with all the statutory payments of the property including that of taxes, penalties, electric charges, water charges etc if any. The Landlady also represents that there is no Charge including mortgage due existing on the Leased Premises which would affect the peaceful possession by the Tenant of the Leased Premises.

6. Lease Termination & Extension

- a. **Notice Period** - The lease shall terminate at the end of the lease period as referred above or by a prior notice of 2 months by either parties, after the lock-in period, if any.
- b. **Percentage increase in Rent** - The lease may be extended further on termination by both parties on mutual consent with 5% increase in the monthly rent.
- c. **Non-Payment of Rent** - If the Tenant fails to pay the monthly rent for a continuous period of two months, or if the Tenant fails to abide by any of the covenants above, the Landlady may terminate the lease.
- d. If the Tenant cannot use the premises or any part thereof for residential purposes because of natural calamities or any commotions, or is acquired by any Government authority, the Tenant shall have the right to terminate the lease forthwith and vacate the premises and the Landlady shall refund the deposits and advance payments to the Tenant.

S. Vasimdar



S. G. R.

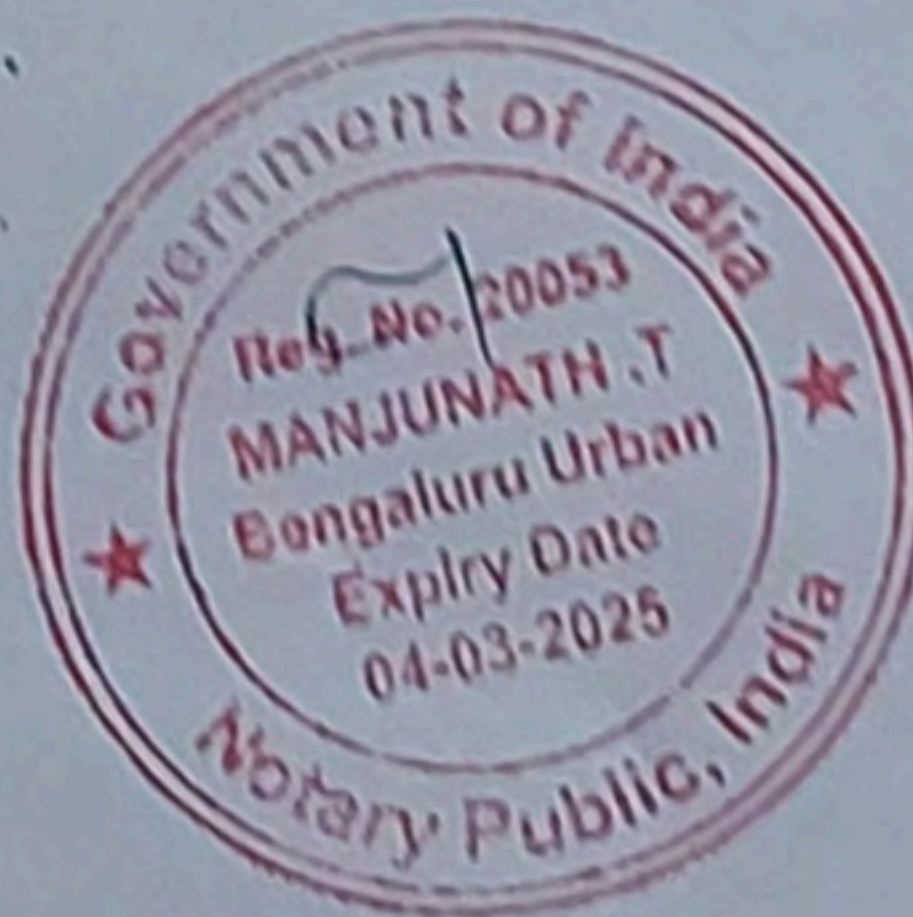
- e. In the event the Landlady sells, transfers or alienates the leased premises or any part thereof or its right, title and interest, then the Landlady shall terminate the lease after giving two months notice to the Tenant.

7. Additional Clauses

- a. **Refund of Security Deposit** - The Security deposit shall be refunded by the Landlady to the Tenant at the time of handing over possession of the Leased Premises by the Tenant upon expiry or sooner termination of this lease after adjusting the dues (if any) or cost towards damages caused by the negligence of the Tenant or the person he is responsible for. This excludes normal wear & tear and damages due to act of god. No interest shall be paid on the deposit amount.
- b. **Non-refund by Landlady** - In case the Landlady fails to refund the security deposit to the Tenant on early termination or expiry of the lease agreement, the Tenant is entitled to hold possession of the leased premises, without payment of rent and/or any other charges whatsoever, till such time the Landlady refunds the security deposit to the Tenant. This is in addition to the other legal remedies available to the Tenant to recover the amount from the Landlady.
- c. **Overstay** - In case, where the premises are not vacated by the Tenant, on the termination of the lease period, the Tenant will pay damages calculated twice the rent for any period of occupation commencing from the expiry of the lease period. The payment of damages as aforesaid will not preclude the Landlady from initiating legal proceedings against the Tenant for the same.
- d. The Tenant and the Landlady represent and warrant that they are fully empowered and competent to make this lease.
- e. This agreement shall be executed in duplicate. The original shall be retained by the Landlady and the duplicate by the Tenant.

Annexure

The list of fixtures, fittings and utilities that shall be provided along with the rental premise is given in the list below.



S. Vasundhara

S. G. R.

Furniture

Wardrobe - 3

Appliances

Geyser - 3

Air Conditioner - 1

Fittings

Ceiling Fans - 4

Bulbs - 8

Tube lights - 4

Chimney - 1

Exhaust Fans - 3

IN WITNESS WHEREOF the parties hereto have executed these presents the day and the year first hereinabove written.

S. Vignesh

Land lady

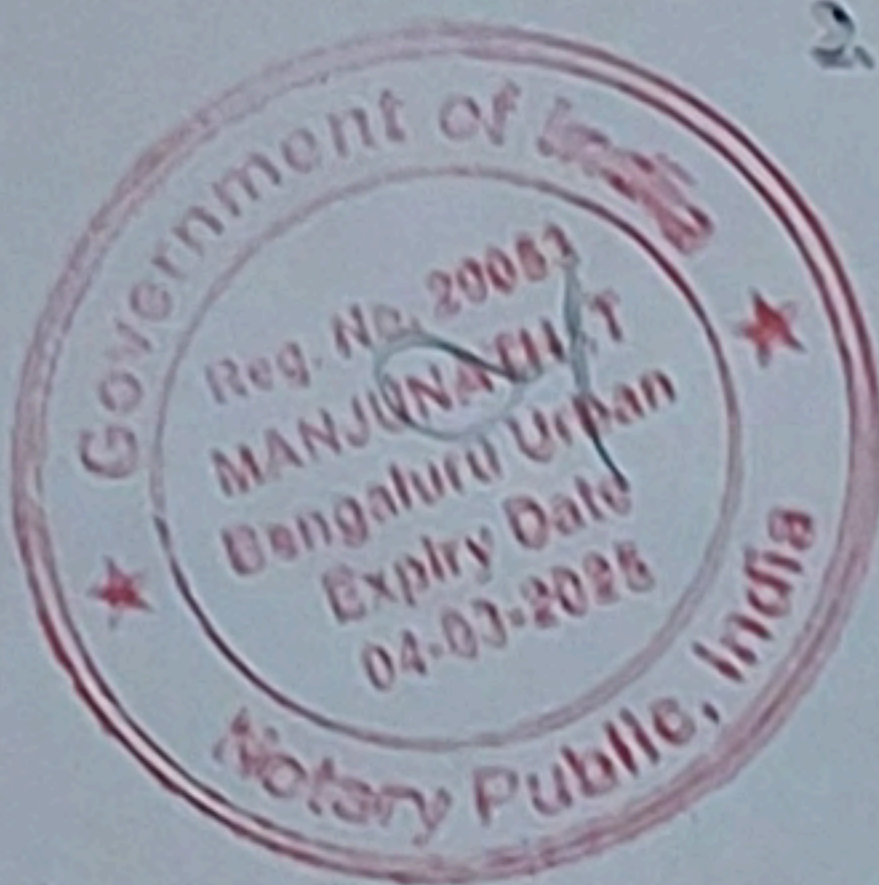
S. Ramesh

Tenant

WITNESSES (Provide name, address, phone number, signature and date for each witness):

1. Vignesh . S

2. S. Ramesh



ATTESTED BY ME

MANJUNATH . T

Advocate & Notary

GOVT. OF INDIA

Reg. No. 20053

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Virgenagar Post, BENGALURU - 560 040.
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