



सत्यमेव जयते

INDIA NON JUDICIAL

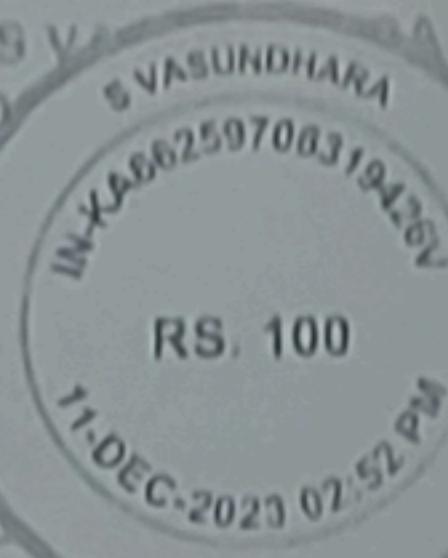
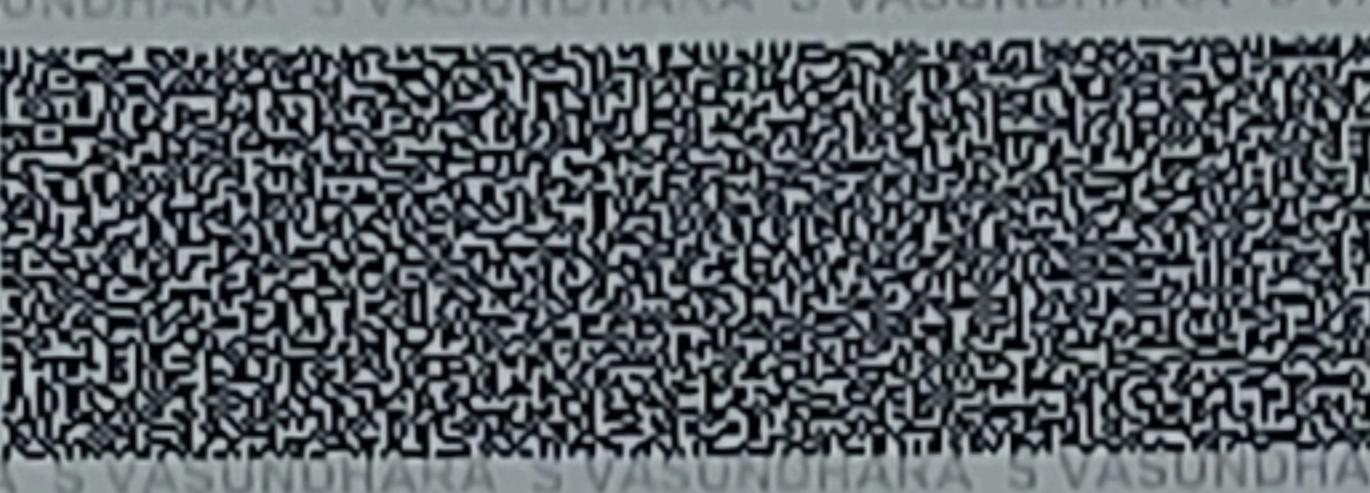
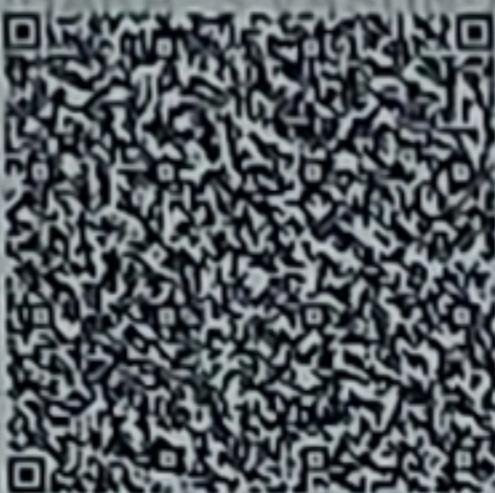
Government of Karnataka

Rs. 1/-

e-Stamp

Certificate No.	IN-KA66259706319426V
Certificate Issued Date	11-Dec-2023 02:52 PM
Account Reference	NONACC/kakscsa08/ MALLESHWARAM 4TH MAIN1/ KA-GN
Unique Doc. Reference	SUBIN-KAKAKSCSA0899177894445952V
Purchased by	S VASUNDHARA
Description of Document	Article 30 Lease of Immovable Property
Description	RENTAL AGREEMENT
Consideration Price (Rs.)	0 (Zero)
First Party	S VASUNDHARA
Second Party	GANGADHARAN S
Stamp Duty Paid By	S VASUNDHARA
Stamp Duty Amount(Rs.)	100 (One Hundred only)

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Please write or type below this line

Rental Agreement

THIS AGREEMENT is made and executed at Bengaluru on 11th December 2023 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).

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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).

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 Lakh 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 of **₹ 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.

- 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 acts 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.
- 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

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

S. Venkateswara

Landlady

S. Venkateswara

Tenant

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

1. VINEESHA S
12/12/23
VINEESHA S
MURUKKAMBATTU

2. S. RAMANA REDDY
12/12/23
RAMANA REDDY S
MURUKKAMBATTU