



सत्यमेव जयते

INDIA NON JUDICIAL

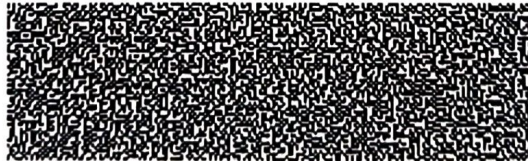
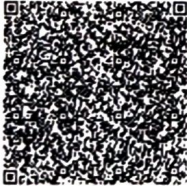
Government of Karnataka

e-Stamp

Certificate No. : IN-KA30368356579067U
 Certificate Issued Date : 14-Sep-2022 04:19 PM
 Account Reference : NONACC (FI)/ kaksfcl08/ BANGALORE12/ KA-RJ
 Unique Doc. Reference : SUBIN-KAKAKSFCL0873145314329620U
 Purchased by : S KAMALAKANNAN
 Description of Document : Article 30 Lease of Immovable Property
 Description : LEASE AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : R MANJUNATH
 Second Party : S KAMALAKANNAN
 Stamp Duty Paid By : S KAMALAKANNAN
 Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)



S. Kamalakan



Please write or type below this line

R Manjunath

LEASE AGREEMENT

THIS AGREEMENT OF LEASE IS MADE AND EXECUTED AT BANGALORE on this the **15th September 2022** by and between:

Mr. R MANJUNATH S/O late RAMASWAMY Residing at 113/10, Annasandrapalya, Beside Rama Temple, HAL P.O, Banglore-560017. Hereinafter referred to as the 'LESSOR' of the One Part.

Statutory Alert:

- 1 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.
- 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.

GOVERNMENT OF KARNATAKA

AND

Mr. S KAMALAKANNAN, S/O SHANMUGAM R Residing at: No.20, 3rd Cross, Nethaji Nagar, Manavely, Ariyankuppam, Pondicherry – 605007.

Hereinafter referred to as the 'LESSEE' of the Other Part.

The terms Lessor and lessee wherever the context so admits shall mean and include their respective heirs, executors, legal representatives, successors, and assigns.

Whereas the lessee has requested the Lessor to let out premises for lease at No.:402, Gagana Residency, 2nd Cross, 3rd Main, Beside Royal Palms Apartments, LBS Nagar, Vimanapura, HAL P.O, Bangalore - 560017. More fully described in the schedule premises. Whereas the **Lessee** is desirous to take the schedule premises on **Lease** on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Lessee has paid the Lessor a total sum of **Rs. 13,00,000/-** (Rupees Thirteen Lakhs Only) by way of IMPS (Rs. 9,00,000) and by Cash(Rs. 4,00,000) dated **15/09/2022** and which sum the Lessor hereby acknowledges. The said sum shall carry no interest but refundable to the Lessee on the termination of the lease.
2. The Lease shall be in force for a period of Three year (36 months) from **15th September 2022 to 15th July 2025**, and the month of lease being the English calendar month.
3. The Lessor shall have the right to terminate the tenancy if the lessee commits breach of any of the terms herein and take possession of the residence from the lessee.
4. The Lessor shall allow the Lessee peaceful possession and enjoyment of the premises during the continuance of the lease provided the lease acts up to the terms and conditions of this agreement.
5. The Lessee shall use the premises only for the residential purpose and shall not use it for any offensive or objectionable purposes and the Lessee should not sublet, under lease the premises without consent of the Lessor.
6. The Lease may be renewed after **36 months** for further periods mutually agreed between the parties on the terms and conditions to be specified at that time.
7. It is hereby agreed that **Two months** prior notice on either side is required for the termination of the lease after the expiry of lease period.

8. The Lessee shall not cause any damage to fixed fixtures and fittings of the above said property. Any damages caused shall be deducted from the lease amount.
9. The tenant shall pay electricity charges and water charge as per the bill to the concerned department and **Rs.2000/-** towards monthly Maintenance charges.
10. As the Painting and Cleaning charges have already been paid by the Lessee, no such amount will be deducted at the time of vacating the premises.

SCHEDULE

Premises Bearing at Residing at No.:402, 5th Floor, Gagana Residency, 2nd Cross, 3rd Main, Beside Royal Palms Apartments, LBS Nagar, Vimanapura, HAL P.O, Bangalore - 560017. Consisting of Two Bedroom, Hall, Kitchen, Three bathroom and Toilet, Main Door Key -3, Car Parking Space.


Fitted with Ceiling fan- 05 nos, Tube light: 07 nos, Geyser: 02 nos, Exhaust Fan : 02 nos .


IN WITNESS WHEREOF the parties have set their respective hands unto this agreement, the day, month, and year first above written.

WITNESSES:

1. 
ANUREKHA
8884006727

2. 
KOTHARI
9916028609


(R MANJUNATH)
LESSOR/OWNER


(S KAMALAKANNAN)
LESSEE/TENANT