



IN WITNESS WHEREOF the above named parties have affixed their signatures to this agreement made on the day, month and year first above written at Bangalore.

**WITNESSES:**

1. *Ram*

04/08/2021

*Deekshith K*  
Mr. DEEKSHITH K  
LESSOR/OWNER

2. M.M. Bhavikathi

04/8/2021

*Islam* Date: 11.08.21  
Mr. TARIKUL ISLAM

*Somdutta Acharya Islam*  
Mrs. SOMDUTTA ACHARYA ISLAM  
LESSEE/TENANT



Signed Before Me & Attested By Me  
*v.v. ellu* Date: 30/08/21  
ARAVIND PATIL, G.G., B.A. LL.B.  
ADVOCATE & NOTARY  
# 28, 12th Main, Near Old Sub Register Office  
1st Block, Jayanagar Bangalore - 560 011

30 AUG 2021

WHEREAS the lease amount will be refundable at the time of vacating the Schedule Property and this amount will not carry any interest.

This lease is executed for a period of 3 (Three) years from the date of 01<sup>st</sup> August 2021.

During the period of Lease, the Lessee need not pay rent to the Lessor and Lessor need not pay interest to the Lessee.

WHEREAS the Lessor hereby agreed to refund the above said amount of **Rs.6,00,000/- (Rupees Six Lakhs Only)** to the Lessee at the end of Lease period and the Lessee hereby agreed to hand over the vacant possession of the schedule premises to the Lessor without giving any problems after getting the lease amount from the Lessor.

In case any delay to refund the amount by the Lessor to the Lessee, the Lessee period will be continued till refund of the lease amount.

WHEREAS the Lessee hereby agreed to pay the Electricity charges as per separate meter according the bill to the office of the BESCO authority every month without arrears and Water charges as per common meter according to bill equally shared among the other occupants of the building every month without arrears, if any arrears at the time of vacating, the same will be deducted from the lease amount or the same should be cleared by the lessee itself.

WHEREAS the Lessee shall use the scheduled premises for residential purpose only and not for any other purpose.

WHEREAS the Lessee shall not sub-let/under-let the said premises to any other third person without written permission from the Lessor.

WHEREAS either the parties should inform before 3 (THREE) months for vacating the premises.



- *Palam*  
Date: 11.08.21 Page 1 of 5  
- *Somdutta Acharyya* *Palam*

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*v.v. ellu* Date: 30/08/21  
ARAVIND PATIL, G.G., B.A.L.L.E  
ADVOCATE & NOTARY  
# 28, 12th Main, Near Old Sub Register Office  
1st Block, Jayanagar Bangalore - 560 011

30 AUG 2021

WHEREAS the Lessee further agreed to keep the premises in good condition without damages, if any damages caused by the Lessee, the same will be replaced by the Lessee, or the said damages amount will be deducted from the lease amount at the time of vacating the premises.

WHEREAS the Lessee shall paint the schedule premises at the time of vacating. In case of default, the painting charges will be deducted from the security deposit.

WHEREAS the either parties should not cause any disturbance during the lease period, if any misunderstanding arises between the parties, the same will be settled with the help of an arbitrators.

### SCHEDULE

All the piece and parcel of the Flat No.401, 3<sup>rd</sup> Floor, Lakshmi Lotus, 4<sup>th</sup> Main Road, Basavanagar (HAL), P.S. Marathahalli, Bangalore – 560 037.

Consisting of One Hall, One Kitchen, two Bedrooms, attached one bathroom and toilet, one common bathroom and toilet, provided with water, sanitary and Electricity amenities.

#### Fittings & Fixtures:

- |                   |   |  |
|-------------------|---|--|
| 1. Ceiling Fan    | : | 3 Nos.   |
| 2. TV Table       | : | 1 No.  |
| 3. Tubelight      | : | 3 Nos.   |
| 4. Geyser         | : | 1 No.  |
| 5. Fancy Light    | : |  |
| 6. Main Door Keys | : | 1 No.  |
| 7. Wardrobe       | : | Big size almira – 2 Nos.<br>Small Size Almira – 2 Nos. |



A handwritten signature in blue ink, appearing to be "Sandeep".

- *Sandeep*  
Date 11.08.21  
Sandeep Acharya

**Mr. DEEKSHITH K.,**  
Aged about 31 years,  
S/o Late Krishna Reddy,  
Residing at No 132, 19<sup>th</sup> 'K' Cross,  
Kaggadasapura, C.V Raman Nagar Post,  
Bangalore – 560 093  
Aadhaar No 2767 8008 4428

Hereinafter called the **LESSOR** of the one part, and **IN FAVOUR OF**

**Mr. TARIKUL ISLAM**  
**Mrs. SOMDUTTA ACHARYA ISLAM**  
**REHAN ISLAM**, S/o. Tarikul Islam  
Permanent Address : No.108A Hyderpur (Dada Morel),  
English Bazaar, Malda – 732 101, West Bengal  
Aadhaar No.9006 5623 6749  
PAN No.AAZPI 7555H

Hereinafter called the **LESSEE** of the other part.

WHEREAS the Lessor and Lessee shall mean and include their respective heirs, legal representatives, administrators, executors and assigns:

WHEREAS the Lessor is the sole and absolute owner of the Schedule Property and whereas the Lessor is in need of money for Lessor's family necessities and lessor intends to lease the Schedule Premises to the Lessee as per the following terms and conditions.

WHEREAS the Lessee has agreed pay an amount of **Rs.6,00,000/- (Rupees Six Lakhs Only)** to the Lessor as lease amount before the witnesses in the following manner :

- Rs.5,00,000/- (Rupees Five Lakhs Only) by way of Cheque bearing No.000024, dated 05.08.2021, drawn on HDFC Bank ;
- Rs.27,500/- (Rupees Twenty Seven Thousand Five Hundred Only) by way of Cheque bearing No.000025, dated 31.08.2021, drawn on HDFC Bank ;
- Rs.72,500/- (Rupees Seventy Two Thousand Five Hundred Only) by way of Cash (Rent Deposit which was already paid & Hand Loan) ;

Thus the Lessor has received the said amount and acknowledges the receipt of the same

*[Handwritten Signature]*



*[Handwritten Signature]*  
Date : 11/8/21  
Somdutta Acharya Islam  
Page 2 of 5