



**INDIAN UNION DRIVING LICENCE  
ANDHRA PRADESH**

**DLFAP10220682007**



**RAMESHA CHARI V  
SANKARA CHARI V  
6/96, CHOWK UPSTIRS  
HARIJEWELLERS  
KADIRI(P&M)  
KADIRI  
ANANTAPUR - 515591**



*[Signature]*

Signature

Issued On: 20/12/2016

*[Signature]*

Licencing Authority

RTA HINDUPUR

Rams D Prince | 4 May 2026 at 20:27

**Non Transport**

Light Motor Vehicle Non Transport, Motor Cycle With Gear

**Date of Validity**

07/05/2027

**Transport**

Light Motor Vehicle Transport

**Date of Validity**

27/11/2019 (Transport)

**Badge No.**

5026

**Reference No.**

DLEAP30240316

**Original LA.**

RTA HINDUPUR

**Date of First Issue** 08/05/2007

**Date of Birth** 14/05/1988

**Blood Group**

D00725325/14



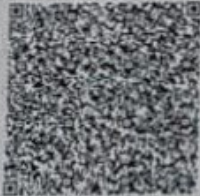
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL54155727772687V  
 Certificate Issued Date : 21-Aug-2023 04:08 PM  
 Account Reference : IMPACC (IV)/ dl761803/ DELHI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL76180375801469276591V  
 Purchased by : CATENA HOMES INDIA PVT LTD  
 Description of Document : Article 35(ii) Lease with security upto 5 years  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : CATENA HOMES INDIA PVT LTD  
 Second Party : RAMESHACHARI V  
 Stamp Duty Paid By : CATENA HOMES INDIA PVT LTD  
 Stamp Duty Amount(Rs.) : 300  
 (Three Hundred only)



Please write or type below this line

RESIDENTIAL LEASE AGREEMENT

This lease agreement is made and executed on this the 21<sup>st</sup> Day of August, Two Thousand Twenty-Three (21.08.2023) at Bangalore by and between:

*[Handwritten signature]*

For CATENA HOMES INDIA PVT. LTD.

*[Handwritten signature]*  
Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shclestamp.com](http://www.shclestamp.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.

Rams D Prince | 8 May 2026 at 12:28

- That say notice in terms of this lease, by either side, will be given at the address stated above by registered post acknowledgment due post unless a different address has been intimated in writing against receipt.
- This agreement will be in two originals, which shall be retained by lessor/Operator and lessee/Resident.

**CONSTITUTION OF COMPANY:** A notification will be send of Constitution of the Company if any periodically.

**SCHEDULE PROPERTY**

All the piece and parcel of Immovable property consisting of Total 01 Unit in which 01 Hall, 01 Kitchen with Utility, 02 Bedrooms, 02 Washroom & 01 Balcony situated at Flat No. 14031, 14<sup>TH</sup> Wing, 3<sup>rd</sup> Floor Shoba Dream Acres, Balagere Pananthur Road, Balagere Rd, Devasthanagalu, Varthur, Bengaluru-560087.

**FITTINGS AND FIXTURES:**

All Fittings existing at the time of taking possession of flat by the Tenant for Property Management has to be delivered same at the time of vacation.

**ANNEXURES**

2 BHK		
Sl.No.	Description	Qty
<b>A</b>	<b>Hall</b>	
1.	Door Bell	01
2.	Shoe Rack	01
3.	Ceiling Fan	01
4.	LED Bulb	01
5.	LED Tube Light	01
6.	Landline Telephone	01
7.	Inbuilt Pooja Mandir	01
8.	Study Table	01
9.	TV Unit	01

For CATENA HOMES INDIA PVT. LTD.

Director

Rams D Prince | 8 May 2026 at 12:29

**NOW IT IS HEREBY AGREED BY AND AMONGST THE PARTIES HERETO AS UNDER:  
TERM OF THE AGREEMENT**

This Agreement has been entered into by and between the Parties for a period of 02 (Two) years, commencing from 21<sup>st</sup> August 2023. The Agreement may be renewed for a further period of Eleven (11) Months on mutually agreeable terms and conditions and upon a request for renewal in writing by the Resident/Lessee. Upon such renewal the operator/Lessor reserves the right to increase the DEPOSIT AMOUNT. The Operator/Lessor reserves the right to renew /cancel the Agreement as per the terms detailed herein.

**WITNESSES AS FOLLOWS:**

Whereas the Operator/Lessor is the absolute Lease holder of the immovable property situated at Flat No. 14031, 14<sup>th</sup> Wing, 3<sup>rd</sup> Floor, Shoba Dream Acres, Balagere Pananthur Road, Balagere Rd, Devasthanagalu, Varthur, Bengaluru-560087; for a period of 03 (Three) Years from 24<sup>th</sup> June 2021 which is more fully described in the schedule written hereunder, hereinafter referred to as the Schedule Property.

Whereas the Lessor/Operator has agreed to grant a lease of the said Residential premises to the Lessee/Resident under the following terms and conditions:

- **DURATION:** This lease shall be for a lock in period of 02 (Two) years, commencing from (21<sup>st</sup> August 2023) and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor/Operator and Lessee/Resident after 02 (Two) years.  
The Lessor handed over the Schedule Property to the Lessee on 18.08.2023.
- On expiry of lease period mentioned in the agreement, this lease will be deemed to have been extended for further period of eleven months, unless it is terminated in writing with a notice of one month, by either party.
- **MAINTENANCE:** The monthly maintenance fixed by the Association/Society is payable every month by the Lessor/Operator to the society/Association for the schedule premises.
- **ELECTRICITY CHARGES:** The Lessee/Resident shall pay the electricity charges separately to the concerned department every month without fail.
- **WATER CHARGES:** The Lessee/Resident shall pay the electricity charges separately to the concerned department every month without fail.
- **METERED GAS CHARGES:** The Lessee/Tenant shall pay the Gas charges separately to the concerned department/society/association every month/quarterly without fail, if the service is availed.
- **INTERNAL MAINTENANCE:** The Lessee/Resident shall maintain the Schedule – Property in a state of good order and condition and shall not cause any damage or disfigurement to the Schedule Property therein always excepting fair wear and tear.
- **USER:** The Schedule Property shall be used by the Lessee/Resident for RESIDENTIAL PURPOSE and also has No right to get into agreements for sub leasing the property.

For CATENA HOMES INDIA PVT LTD

Director

The said amount of ₹.19,00,000/- (Rupees Nineteen Lakhs Only) shall be refundable by the Lessor/Operator to the Lessees/Resident without any interest at the time of vacating the Schedule Premises.

The said amount shall be forthwith refunded deducting painting & cleaning charges as per actuals to the Lessee/Resident by the Lessor /Operator at the expiry of this agreement, on the Lessee/Resident handing over the vacant possession of Lessee/Resident portion to the Lessor/Operator. Further the estimated amount of any damages made to the fixtures, furniture's, electrical gadgets, interiors, other unpaid bills, painting charges and other charges (repairs) as applicable on the day the Lessee/Resident vacates the premises will be deducted from the security deposit amount by the Lessor/Operator at the time of refund.

**INSPECTION:** The Lessee/Resident shall permit the Lessor/Operator to inspect the premises by giving prior intimation at all reasonable hours of the day.

**TERMINATION OF THE LEASE:** Either parties may terminate this Lease Agreement by giving Two months prior written notice.

The Lessee shall not bring any objectionable or explosive articles within the premises of the schedule property.

The Lessee/Resident shall not cause any trouble or nuisance to the Lessor /Operator or other neighbours of the Flat in the society & also abide to the rules & regulations of the society.

The Lessee/Resident shall not carry out any acts or activities which are obnoxious, illegal or prejudicial to the norms of decency or etiquette or which cause a nuisance to other occupants in the society.

**RESTRICTION ON CONSTRUCTION AND MODIFICATION:** The Lessee /Resident shall not carry out any permanent or temporary structural additions and alteration to the building layout, fittings and fixtures without the prior written consent of the Lessor. However, the occupant shall be entitled to install air conditions and other electrical fittings whenever necessary, which will have to be removed when, premises restored in original condition on expiry of the lease or earlier termination thereof.

**REPRESENTATIONS:** That the Lessor/Operator hereby represents and warrants to the Lessee/Resident that the Lessor/Operator has absolute ownership rights over the Leased portion for a period of 03 (Three) Years from 24/06/2021 and that the Lessor /Operator is fully authorized to execute this Agreement and that there is no bar, legal or otherwise, on the Lessor/Operator to execute this Agreement.

The Lessor/Operator will hold the Lessee/Resident free and harmless of any demands, claims actions or proceedings by other in respect of quiet possession of the Leased Portion.

**DEFAULT:** If Lessee/Resident omit to perform or observe any covenants or conditions, it shall be lawful for Lessor/Operator to terminate this Agreement without prejudice to any claim or right to action or remedy which either of two parties may have caused the other in respect of any entrants, breach, non-performance of any of covenants herein contained provided that previous notice in writing must have been given by Lessor/Operator to Lessee/Resident conveying his intention to terminate the Lease.

**JURISDICTION:** In the event of default or dispute between the parties, the matter shall be subject to the jurisdiction at Bangalore courts.

For CATENA HOMES INDIA PVT. LTD.

Director

Rams D Prince | 8 May 2026 at 12:29

Catena Homes India Pvt Ltd

Office Address: B – 1399, Shrilal Pradhan Complex, Sangam Vihar, TIGRI T – Point, New Delhi – 110080.

Corporate Identity Number: U70200KA2019PTC130923

PAN Details: AAICC5418P

Email- operations@catena.org.in

Represented By Vivek K

Director

Hereinafter referred to as the "Operator" which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assigns of the First Part.

AND

Rameshachari V

S/O- Shri. Sankarachari

Address: 3-431, Donnikota Main Road, Nallamada, Donnikota, Ananthapuramu, Andhra Pradesh-515531

PAN Card NO. – APJPR4223E/Aadhar NO.- 2249 9689 9264

Employee ID-309141-UNISYS

Email-soujanya.rams@gmail.com/ M:9845041143,9980933143

Hereinafter referred to as the "Resident" of the Second Part;

The Operator and the Resident shall be individually referred to as a "Lessor" and as "Lessee" respectively.

#### WHEREAS

The Operator is in the business of providing residential/accommodation facility. The Operator has taken up a residential facility as a lessee by executing a lease agreement with the owner of the property "Ms.Smrati Agarwal" for the property situated at Flat No. 14031, 14<sup>th</sup> Wing, 3<sup>rd</sup> Floor, Shoba Dream Acres, Balagere Pananthur Road, Balagere Rd, Devasthanagalu, Varthur, Bengaluru-56008; hereinafter referred to as "Residential Facility".

- The Resident/Lessee is desirous of living at the Semi furnished Residential Facility as set up by the Operator/Lessor and avail the services provided by the Operator/Lessor under the terms of this Agreement.
- The Operator/Lessor has agreed to permit the Resident/Lessee to reside at the Residential Facility on the terms and conditions of this Agreement; and

For CATENA HOMES INDIA PVT. LTD.

Director

27.	Curtain Rod	01
<b>F</b>	<b>Washroom - 1</b>	
28.	LED Bulb	01
29.	Washroom Mirror	01
30.	Geyser	01
31.	Towel Rod	01
32.	Cloth Hanger Roof Mounted	01

IN WITNESS WHEREOF the parties have executed this agreement in the presence of the following witnesses on the day, month and year as first above mentioned.

For CATENA HOMES INDIA PVT. LTD.

*[Signature]*  
Director

LESSOR / OPERATOR

WITNESSES:

1 *[Signature]*

2 *[Signature]*

LESSEE / RESIDENT

*[Signature]*



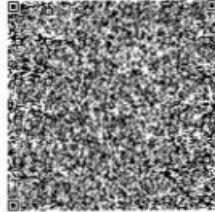
భారత ప్రభుత్వం  
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ  
Unique Identification Authority of India

రిజిస్ట్రేషన్/ Enrolment No.: 0000/00402/68358

To  
రమేశచారి వి  
Rameshachari V  
14031,floor-3,wing-14,sobha dream acres ,phase-1,balagere,  
Sobha dream acres,  
,phase-1,balagere,  
VTC: Ajjagondahalli,  
PO: Muthusandra,  
District: Bangalore Rural,  
State: Karnataka,  
PIN Code: 560087  
Mobile: 9845041143

Signature Not Verified  
Digitally signed by Unique Identification Authority of India  
DN: Date: 2026.08.14 14:49:42  
+05'30'



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2249 9689 9264

VID : 9160 7097 9334 7714

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
Government of India



రమేశచారి వి  
Rameshachari V  
పుట్టిన తేదీ/DOB: 14/05/1988  
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృవీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్‌లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆన్‌లైన్ XML యొక్క స్కానింగ్).  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

2249 9689 9264

నా ఆధార్, నా గుర్తింపు



సమాచారము / INFORMATION

- ఆధార్ అనేది గుర్తింపు రుజువు, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. పుట్టిన తేదీ అనేది ఆధార్ నంబర్ చోల్టర్ సమర్పించిన నిబంధనలలో పేర్కొన్న పుట్టిన తేదీ పత్రం యొక్క రుజువు ఆధారం ద్వారా ఇచ్చే సమాచారంపై ఆధారపడి ఉంటుంది.
- ఈ ఆధార్ లేఖను UIDAI నియమించిన ప్రమాణీకరణ ఏజెన్సీ ద్వారా ఆన్‌లైన్ ప్రమాణీకరణ ద్వారా లేదా యాప్ స్టోర్‌లలో అందుబాటులో ఉన్న mAadhaar లేదా ఆధార్ QR స్కానర్ యాప్‌ని ఉపయోగించి లేదా [www.uidai.gov.in](http://www.uidai.gov.in)లో అందుబాటులో ఉన్న సురక్షిత QR కోడ్ రీడర్ యాప్‌ని ఉపయోగించి QR కోడ్ స్కానింగ్ ద్వారా ధృవీకరించాలి.
- ఆధార్ ప్రత్యేకమైనది మరియు సురక్షితమైనది.
- ఆధార్ నమోదు చేసిన తేదీ నుండి ప్రతి 10 సంవత్సరాల తర్వాత గుర్తింపు మరియు చిరునామాకు సంబంధించిన పత్రాలలో ఆధార్ ను నవీకరించాలి.
- వివిధ ప్రభుత్వ మరియు ప్రభుత్వేతర ప్రయోజనాలు/సేవలను పొందడంలో ఆధార్ మీకు సహాయపడుతుంది.
- మీ మొబైల్ నంబర్ మరియు ఈ-మెయిల్ ఐడీని ఆధార్ లో అప్‌డేట్ చేసుకోండి.
- ఆధార్ సేవలను పొందేందుకు mAadhaar యాప్‌ను డౌన్‌లోడ్ చేసుకోండి.
- ఆధార్/బయోమెట్రిక్‌లను ఉపయోగించడంపై దృఢతను నిర్ధారించడానికి లాక్/అన్‌లాక్ ఆధార్/బయోమెట్రిక్స్ పేపర్‌ని ఉపయోగించండి.
- ఆధార్‌ను కోర్ సంస్థలు తప్పనిసరిగా సమ్మతి పొందవలసి ఉంటుంది
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

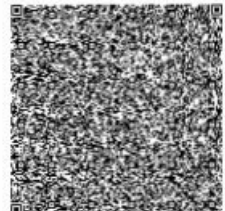


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Unique Identification Authority of India



చిరునామా:  
00030,ఫ్లోర్-3,వింగ్-04,శోభ డ్రీమ్ యాక్రెస్  
ఫేస్-01,బాలగెరె, శోభ డ్రీమ్ యాక్రెస్, ఫేస్-01,బాలగెరె,  
అజ్జగండాహల్లి, ముత్తుసంద్ర, బెంగళూర్ రూరల్,  
కర్ణాటక - 560087

Address:  
14031,floor-3,wing-14,sobha dream acres ,phase-1,balagere, Sobha dream acres, ,phase-1,balagere, Ajjagondahalli, PO: Muthusandra, DIST: Bangalore Rural, Karnataka - 560087



2249 9689 9264

VID : 9160 7097 9334 7714

1947 | help@uidai.gov.in | www.uidai.gov.in