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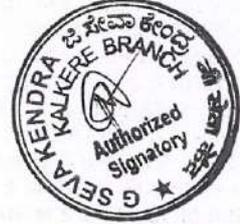
INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA60351451628848Y
 Certificate Issued Date : 23-Jan-2026 06:27 PM
 Account Reference : NONACC (FI)/ kagcsl08/ AKSHAY NAGAR3/ KA-SV
 Unique Doc. Reference : SUBIN-KAKAGCSL0821875988684801Y
 Purchased by : M S SHEKAR
 Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
 Property Description : RENTAL AGREEMENT
 Consideration Price / Others (Rs.) : 1,00,000
 (One Lakh only)
 First Party : M S SHEKAR
 Second Party : ARJUN CHOPRA
 Stamp Duty Paid By : M S SHEKAR
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



IN-KA603514



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RESIDENTIAL RENTAL AGREEMENT

THIS AGREEMENT TO Rental is made and executed at Bangalore on this 10th of January 2026 BY & BETWEEN.

Mr. M. S. SHEKAR, S/o. M Subramanyam, aged 51 years, Owner of Residential Building bearing No 2AAM 458, East of NGEF Layout, Kasturi Nagar, Banswadi Post, BANGALORE- 560043. Pan No. ASNPS2930E Hereinafter referred to as

M.S.

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.

"LESSOR" (which expression wherever, the context shall mean an include his heirs, executors, administrators, legal representatives, assigns and nominees) of the **ONE PART**.

AND

Mr. ARJUN CHOPRA, S/o. Sanjay Chopra, aged 37 years, Resident of BB-39C, Janak Puri, Janakpuri B-1 S.O, West Delhi - 110058 Mobile: 8860908899 / 9968299630, **Aadhaar Card No: 627106477251&Pan Card No. – ANFPC0238E** hereinafter referred to as "**LESSEE**" (which expression wherever, the context shall mean an include his heirs, executors, administrators, legal representatives, assigns and nominees) of the **OTHER PART**.

AND WHEREAS the "**LESSOR**" is the Owner and well and sufficiently entitled, seized, and possessed of all the piece and parcel of the land and building situated at 2AAM 458, East of NGEF Layout, Kasturi Nagar, Banswadi Post, BANGALORE-560043.

AND WHEREAS the said **LESSEE** has approached the **LESSOR** and requested him to let-out the said Schedule Premises for the Residential Purpose in the said building an requires the said premises for him and his family member for 11 (Eleven) Month Period to the **LESSEE**.

AND WHEREAS the **LESSOR** and **LESSEE** has agreed to Lease Out on the Terms for said premises (which is more fully and particularly described in the schedule hereunder referred as **THE SCHEDULE PREMISES**.

1) NOW THIS LEASE AGREEMENT WITHNESSTH: -

In consideration of the Lease hereby reserved and of the terms, conditions and covenants of the **Lease Agreement** and the part of the parties to be observed and performed the **LESSOR** hereby agrees to grand and the **LESSEE** hereby agrees to accept a Lease Terms of the **Schedule Premises**.

The **LESSEE** is liable to Pay **Rs. 18,500/-** (Rupees Eighteen Thousand Five Hundred Only) Monthly Charges for Enjoy **The Schedule Premises**, Expect the Common Maintenance Charges per Month, Payable on or before 01st of Every English Calendar Month.

The **LESSEE** has Paid Advance Payment for the usage of the **Schedule Premises** to the **LESSOR** a Sum of **Rs. 1,00,000/-** (Rupees One Lakh Only) for Period 3 (Three) Years from the Date of this Agreement

The **LESSEE** has to pay the Electrically Consumption Charges in respect of the Schedule Premises to the concerned authority and shall keep the installation in force, **RR No SEEH55543**.

The **LESSEE** is liable to pay Water & Other Common Maintenance Charges Per Month Extra.

2) DURATION: -

The Duration of **Rental Agreement** is for the period of Three (3) Years, Effective from 10-01-2026, Subject to succeeding English Calendar Month; it can be renewed for further period at the options of the **LESSOR / LESSEE**

The **LESSOR** and the **LESSEE** shall renew the **Rental Agreement**, after Expiry of Every 11 Month on mutually agreed terms and condition with increase of 10% on the Lease or can Change the Current Rental Agreement than payable.

3) DEPOSIT: -

The **LESSEE** has paid to the **LESSOR** a sum of Rs. 1,000,000/- (Rupees One Lakh Only) on 12-01-2026, When you have Occupied the First Floor as Advance Payment & the same has been now

M. S. Chopra

Arjun

Transfer to **Rental Agreement** were in the Payment Details as Below, of which the **LESSOR&LESSEE** hereby acknowledges.

- a) Rs.40,000/- (Rupee Fourth Thousand Only} Through Bank Transfer to Mr. M.S. SHEKAR on 10 - 01-2026.
- b) Rs.30,000/- (Rupee Fourth Thousand Only} Through Bank Transfer to Mr. M.S. SHEKAR on 11 - 01-2026
- c) Rs.30,000/- (Rupee Fourth Thousand Only} Through Bank Transfer to Mr. M.S. SHEKAR on 11 - 01-2026

The said amount shall be held by the **LESSOR** interest free as a Security Deposit during the continuance of the **Rental Agreement** or any extension thereof and shall be repaid to the **LESSEE**, on the determination of the **Rental Agreement**, after deducting all the dues on account of arrears, interest Penalties, Electricity, Water Charges, etc., Deduction if any damages / modified by **LESSOR**.

4) TAXES, DEPOSITS, ASSESSMENTS CHARGES AND SOCIETY CHARGES: -

a) The **LESSOR** shall pay all taxes, deposits, assessment charges and other outgoing of every description includes Corporation Charges, which under the statute are liveable on the **LESSOR**, and shall keep the schedule premises free from all encumbrance and interference in this behalf.

b) The **LESSEE** shall be responsible for any building damage or repair by structural, Electrical, or Plumbing.

5) UTILITY CHARGES: -

a) The **LESSEE** shall be paying directly to the concerned authority the Electricity Charges utilized for his own use as per the bill for the Schedule Premises.

b) The **LESSEE** shall pay to **LESSOR** for the Water Charges utilized & the additional Common facilities, Water Pumping Charges Electricity bill to be shared.

6) SUBLEASE: -

a) The **LESSEE** is not entitled to be permitted to assign underlet or sublet the **Schedule. Premises** or any other part thereof or transfer or assign this Lease Agreement or any other part thereof or part with possession of **The Schedule Premises** or any other part thereof to anybody without **LESSOR** Permission.

b) Further the **LESSOR** shall have the right to arrange any claim of tenancy or sub tenancy or any other to the title in this said Schedule Premises and this agreement shall not be construed to create any such right whatsoever in favour of the **LESSEE**.

7) MAINTENANCE: -

a) The **LESSEE** shall keep **The Schedule Premises** in fit and proper state subject to day-to-day maintenance including the Fittings and Fixtures.

b) The **LESSEE** shall be responsible for any building damage or repair by Structural, Electrical, or Plumbing.

8) STRUCTURAL: -

a) The **LESSEE** shall not make any structural changes to the Schedule Premises without the prior written consent of the **LESSOR**.

b) It will be considered as breach of terms and conditions if the **LESSEE** fails to comply, and **LESSEE** will pay **LESSOR** the requisite damages and the cost of restoring **The Schedule Premises** to its **Original Configuration**.

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9) LESSOR'S COVENANTS: -

a) The LESSOR hereby covenants that he is the lawful Owner of **The Schedule Premises** and there are no other claimants in respect of **The Schedule Premises**.

b) The LESSOR further covenants of **Rental Agreement** of the Period, on paying the rent hereby reserved and observing the terms, conditions of the **Lease Agreement** herein contained, shall be entitled to quiet possession and peaceful enjoyment of **The Schedule Premises** without any manner or let, hindrance, interruption, or disturbance by or from the LESSEE or his agents/ representative.

c) **Rental Agreement** the LESSEE shall not prejudice, or in any way affect the rights of the LESSOR in respect of **The Schedule Premises** during the peaceful possession, occupation, and enjoyment, thereof by reason of any sale, transfer, assignment, mortgage, or disposal in any other manner of the LESSOR's rights, title, and interest in **The Schedule Premises** at any time during the continuance of the **Rental Agreement** Period.

10) TERMINATION OF THE AGREEMENT: -

The LESSEE shall be determinable under all or any of the following circumstances namely: -

- a) In case of LESSEE fails to maintain the House in Proper Condition by time, then the LESSOR has right to terminate the **Rental Agreement Deed**.
- b) In case of the LESSEE Fails to pay the Rent by time then the LESSOR has the right to terminate the **Rental Agreement Deed**.
- c) In case LESSEE misuse **The Schedule Premises - A**, then the LESSOR has right to terminate the **Rental Agreement Deed**.
- d) **The Rental Agreement** shall be terminable by LESSOR or LESSEE by giving a written TWO Month Notices to LESSEE or LESSOR
- e) **The Rental Agreement** shall be terminated by LESSOR in event of significant structural damage to **The Schedule Premises - A**, which are not typical wear and tear and are not caused by any unforeseen circumstance, civil commotion, or Act of God, subject to the LESSOR having given written notice to the LESSEE of his intention to terminate the Lease Agreement for significant structural damage.
- f) **The Rental Agreement** In case of LESSEE terminates or vacates through **The Schedule Premises - A**, then he is liable to do the Cleaning, Painting, or any Damages if, or he can Pay the Material & Labor Charges for the Work to be done as on that Date.

11) HANDING OVER THE PREMISES: -

a) LESSEE should handover **The Schedule Premises** to the LESSOR with all Fitting & Fixture, as in as your arrival of **The Schedule Premises**.

b) LESSEE should handover **The Schedule Premises** with Same Paint Coverage of the Schedule Premises or liable to the Actual Cost on the Day of the Costing which Includes like Material Cost & Labour Cost or 1 Month's Rental will be deducted from the Advance Payment.

c) On Expiry of **The Rental Agreement** or on sooner termination of the Period the LESSOR shall refund the **Security Deposit** on the LESSEE simultaneously handing over possession of the Schedule Premises to the LESSOR immediately upon the termination of the **Rental Agreement** good tenantable condition, subject to reasonable normal deduction of wear & tear upon which the LESSOR shall return the Security Deposit free interest immediately to the LESSEE.

d) in case the LESSEE does not handover immediately and vacant possession of **The Schedule Premises** to the LESSOR upon determination of the **Rental Agreement Period**, the LESSOR shall (without prejudice to its right and remedies in law) not be obliged or bound to return Security Deposit less any lawful deductions, until such time that the LESSEE handover vacant possession of the

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Schedule Premises, Further, in such event, over and beyond any legal deductions, the **LESSOR** shall deduct from the Security Deposit the Rent from the date of expiration of the Period or earlier determination till date if getting vacant possession, and interest on his amount at the rate of 24% per annum.

12) INSPECTION: -

The **LESSEE** shall allow the **LESSOR** and, on the representatives, nominees of the **LESSOR** to inspect the Schedule Premises whenever the **LESSOR** or any of their representatives' nominees reasonable desire with **LESSEE** and on the representatives(s).

13) ARBITRATION: -

In event of any dispute arising out of or in connection with the **Rental Agreement Deed** shall referred to Arbitration in accordance with provision of the Arbitration and Conciliation Act 1996 or any statutory modification thereof and shall be subject to the jurisdiction of Court in Bangalore.

IN WITNESSESS WHEREOF, the **LESSOR** and the **LESSEE** have set their respective hands signature to this agreement on the date first above mentioned.

SCHEDULE PREMISES-A

Site no 2AAM 458, East of NGEF Layout, Kasturi Nagar, Banswadi Post, Bangalore – 560043, Part of Residential Building in First Floor, consisting of 2 Bedroom, Hall, Kitchen & Bathroom Attached having all facilities super built 600 Sq. Ft.

SCHEDULE PREMISES – B

Fixtures & Fittings

- | | | |
|----------------------------------|---|--|
| 1. Wooden Wardrobes in 2 Bedroom | - | 2 Double Door Unit along Upper Loft Unit |
| 2. Wooden Kitchen Cabinets | - | Modular Fittings Units along with loft |
| 3. Geysers | - | 1 No's (Newly Installed 25 Litters) |
| 4. Ceiling Fan | - | 2 No's (Just New Installed) |
| 5. Exhaust Fan | - | 2 No's (Just New Installed) |

WITNESS: -

1)

LESSOR (M.S. SHEKAR)

2)

LESSEE (ARJUN CHOPRA)