

Stamp Duty Payment Details

This is payment confirmation challan (not an eStamp Certificate)

Stamp Duty	₹500.00
Certificate No.	IN-KA56132120664977X
Account Ref. No.	SHCIL01 (CR)/ kashcil10/ MALLESHWARAM1/ KA-GN
Issued Date	27-09-2025
Issued By	SHCIL
Stamp mode	e-Stamp Certificate
State	Karnataka

Party Details

First Party	Mahesh Bhaskara V S Sudeepta N S
Second Party	Chandan Volegere Thimmappa
Stamp Duty Paid By	Mahesh Bhaskara V S Sudeepta N S
Purchased By	Mahesh Bhaskara V S Sudeepta N S
Document Type	Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
Description	Lease of Immovable Property

Additional Details

Consideration Amount	₹385000.00
Document Reference No.	

Note

Please be aware that this receipt titled Stamp Duty Payment Details is an acknowledgement of the Stamp Duty as paid by you and in no event be construed as or equivalent to a Stamp Paper.

The authenticity of the Stamp paper as purchased by you should be verified at www.shcilestamp.com Any discrepancy in the details in this certificate and as available on the website renders it invalid.

The onus of checking the legitimacy of the acknowledgement and the stamp papers vests on the users of the certificate.

RENEWAL AGREEMENT

This Leave and License Agreement is made and executed at Bangalore on the **27th Day of September, 2025.**

This Leave & License Agreement is executed between Lessor and Lessee. Lessor and Lessee are together referred to as "Parties".

Lessor is entitled to License Fee out the Premises described below on leave and license basis. Lessee intends to take the Premises on leave and license from Lessor for residential purposes and Lessor has agreed to provide the same.

Lessor has authorized M/s. Agarwal Estates having office at: #9 CRM SOWBHAGYA ANNEXE, Near Spice Garden Bus Stop, #35/1B, Varthur Rd, Marathahalli, Bengaluru, Karnataka 560037 as its Agent to administer this Leave and License Agreement.

First Lessor:

Lessor Name: Mahesh Bhaskara Venkata Sai

Lessor Age: 39 years

Lessor Permanent Address: A201, Brigade Buenata, Bommenahalli, Budigere, Bangalore 560049

Lessor PAN Number: ARNPB9539K

Lessor Email: mahis300@gmail.com

Second Lessor:

Lessor Name: Sudeepta Nayana Sarmah

Lessor Age: 39 years

Lessor Permanent Address: A201, Brigade Buena Vista, Bommenahalli, Budigere, Bangalore 560049

Lessor PAN Number:

Lessor Email: sudeepta.epi@gmail.com

First Lessee:

Lessee Name: Chandan Volegere Thimmappa

Lessee Age: 35 years

Lessee Permanent Address: No 549, 53rd cross, 3rd block Rajaji nagar, Bangalore,
560010 Lessee PAN Number: AHAPT5897K

Lessee Email: chandan.volegera@gmail.com

The terms "Lessor" and "Lessee" shall wherever and whenever the context so demands mean and include their respective heirs, executors, representatives, agents, successors-in-office, administrators and/or assigns.

The Lessee has approached the Lessor and offered to take on Leave and License Agreement the premises (hereinafter referred to as "Said Premises"), for the "Initial Term", details of which are as follows:

Said Premises:

Address: A-201, Brigade Buena Vista, Bommenahali, Budigere road, Bangalore,
560049

No. of BHK: 2

Furnishing: Semi-Furnished

Super Built-Up Area: 1148 square feet

Number of Car Park/s: 1

Security Deposit (Total Amount): Rs. 150000/- (Rupees One Lakh Fifty Thousand Only)

Cheque No./UTR:

Monthly License Fee: Rs. 35000/- (Rupees Thirty Five Thousand Only)

Maintenance (Including/Excluding): Including

License Fee Hike Percentage: 10%

License Commencement Date: 24/07/2025

Duration of License: 11 months

License Expiry date: 23/06/2026

Notice Period: 2 months

License Fee Due Date: On or before 7th of current month (Pay and Stay Model)

List of Fitting and Fixtures: As per Annexure-1 (to be prepared at the time move-in)

This offer has been accepted by the Lessor and Lessee on the terms and conditions hereinafter contained:

1. Maintenance charges should be paid as per actuals, on time to the Community Owner's Association of the Said Premises directly.
2. If the above mentioned Monthly License Fee is including maintenance, it must be paid by the Lessor. If Lessor fails to pay the maintenance charges on time, Lessee on the intimation by the Lessor shall pay on behalf of Lessor and deduct it from the License Fee payable for the next month(s).
3. It will be responsibility of the "First Lessee" that the said License Fee is credited to the Lessor's account, irrespective of the fact that the co-Lessees have delayed or not paid him the said License Fee or vacated the Said Premises.
4. Before vacation of the Said Premises and handing over of the same by the Lessee to Lessor, the parties shall carry out a joint inspection of the Said Premises and assess the extent of the damage, if any, caused to the Said Premises and/or fittings, fixtures and furniture (details of inventory in annexure-1), excluding the normal wear & tear, which the Lessor is entitled to deduct from the Security deposit, which shall be mutually worked out by the Parties and amount towards damages assessed shall be payable by the Lessee to the Lessor forthwith.
5. Any damage of the Premises shall be brought to the notice and communicated in writing to the Lessor within 7 days after Lessee moves into the Premises, after which Lessor shall not entertain any intimation of the pre-existing damages of the Premises. Lessee assumes all responsibility of loss of personal items, personal injury or loss of life and agrees not to hold Lessor of property liable for the same during the existence of this agreement.
6. The Said Security deposit shall be as interest free refundable security deposit for due performance of Lessee's obligations under this Agreement. The Security Deposit shall be refunded by the Lessor after vacating of the premises by the Lessee after deducting dues (any outstanding rent, electricity, water, sewerage, maintenance charges, bills etc. If any which are payable by the lessee) and damages, if any subject to conditions agreed to and spelt out below.
7. The Security Deposit shall be refunded to the Lessee free of interest on the termination of the Leave and License Agreement and upon surrendering back the Premises to the Lessor in good condition and subject to natural wear and tear. The Lessor will refund the total deposit to the lessee within 7 days or mutual understanding between both the parties after the premises have been completely

vacated. The last two months rent is not adjustable in the security deposit amount. The lessee should pay rent even in notice period also.

8. It is also explicitly agreed by the Lessees that any change in the occupants of the Said Premises, would be done only after approval in writing by the Lessor and the Lessor would not make any change in the security deposit held by him. Adjustment if any required in the deposit would be done among the Lessees, themselves.

9. The Lessor shall hand over the said premises to the Lessee in habitable condition. The detailed list of items provided as part of this lease is enumerated as Annexure 1 to this DEED

10. Electricity, Gas, TV Cable charges, Telephone Bills, Broadband/ADSL/Internet bills, and any other personal utility expense not covered under this agreement, is payable by the Lessor up to the date of handing over possession of the Said Premises by the Lessor, and thereafter the same shall be paid by the Lessee. The Lessee undertakes to keep all the Original Bills safely & hand over the same to Lessor at the time of vacating the Said Premises, to avoid any future claims from respective service provider or from the Authorities concerned. In the unlikely instance that connection/s of electricity or water is disconnected due to non-payment or negligence of the LESSEE, the charges to restoring such connections shall be borne fully by the LESSEE and if not paid the same can be deducted from the security deposit provided by the LESSOR.

11. It is understood between the Parties that the Lessor alone shall be responsible for payment of all past, present and future property taxes / municipal taxes or any other taxes applicable on the Said Premises and payable to any statutory authorities.

12. The Lessee is responsible for deducting Tax Deducted at Source (TDS) from rent payments made to the Lessor in accordance with the applicable sections of the Income Tax Act, 1961, such as Section 194-I or Section 194-IB. The Lessee shall ensure the timely submission of the deducted TDS to the appropriate tax authorities and provide the Lessor with the relevant TDS certificate, such as Form 16A or Form 16C. The Lessee is liable for any penalties imposed by tax authorities in case of non-compliance. As tax laws change occasionally, it is advisable to consult with a tax advisor regularly to ensure compliance.

13. The Lessee shall use the Said Premises only for residential purposes and not for commercial purposes. The Lessee shall not use the Said Premises for any immoral or illegal purposes or do anything in the course of its occupation thereof, which may be a source of nuisance or cause annoyance or disturbance to the neighborhood. They

will be bound by the agreement of the owner with the builder, if any, a copy of which shall be provided to the Lessee. The Lessor is at liberty to take over possession of the premises immediately by evicting the Lessee if he finds that Lessee has violated any of the mentioned conditions listed out in this agreement or those set forth by the "Community Owner Association".

14. The Lessee shall be responsible for all day-to-day minor repairs and maintenance of the said Premises such as fuses, leakage of water taps, replacement of defective MCBs, Bulbs, Tube lights, Tube light fittings, door locks etc. Shall be borne by the Lessee at his own costs. For major repairs, such as leakage of pipes, structural damage and electricity wiring, the Lessee shall inform the Lessor of the defects, if any. And upon intimation thereof by the Lessee, the Lessor shall carry out such repairs and/or replacements, as long as the said damage has not been caused due to any act of the Lessee. In the event any of such major damage causes impediments to beneficial usage of the Said Premises or his safety issues, the Lessee shall be at liberty upon receiving explicit permission from the Lessor make such repairs at the expense of the Lessee. The cost entailed in such repair work shall be set-off by the Lessee from the License Fee payable for the next month(s).

15. The Lessee shall not assign sub-let, under-let or part with possession of the Said Premises or any part thereof to any third party without the written consent of the Lessor.

16. The Lessee shall deliver back peaceful vacant possession of the Said Premises at or before the expiry of the Leave and License Agreement, with all fixtures and fittings therein belonging to the Lessor in good, workable condition subject to normal wear & tear.

17. The Lessor shall allow the Lessee quiet and peaceful use of Said Premises during the term of the Leave and License Agreement as provided in the deed without any interference. The Lessee also confirms that he will not keep any pet during his stay in the property.

18. The Lessee agrees to consume electricity within the sanctioned load. The Lessee shall pay directly to BESCOM/Local Electricity authority all the demands raised towards electricity consumed by the Lessee in respect of the Said Premises. The Lessee shall make sure that there is no default in payments of the said dues.

19. Lessee shall pay all incidental charges levied by the Community Owners association like shifting charges, lift charges, move-in charges etc. directly to the builder/society (as applicable). During the tenancy, any damage caused by the

Lessee to the common area of the community like lifts/elevator, lobby fittings etc. will be directly settled with the Community Owners Association by the Lessee.

20. All articles, things, installations, fixtures and equipment which the Lessee may get installed in the Said Premises shall be removed by the Lessee at their own cost before handing back possession to the Lessor on expiry / determination and/or termination of this deed without causing any structural damages to the Said Premises.

21. The Lessee is not permitted to make any structural addition or alterations to the Said Premises. That the Lessee shall not carry out any structural additions or alterations in the Said Premises or any part thereof in any way whatsoever without prior written consent of the Lessor.

22. Lessee or Lessor shall be entitled to terminate the agreement, according to the mentioned Notice Period, after giving a notice in writing to the Lessor or Lessee as the case may be. In the event of the Lessee offering to hand over peaceful possession of the Said Premises to the Lessor before the expiry of the said Notice Period, the Lessor shall be entitled to receive License Fee for the entire period of notice and Lessor shall be liable to pay back the deposit/unadjusted License Fee against possession being re- delivered.

23. In case the Lessor sells, transfers or otherwise part with symbolic possession of the Said Premises to any third person(s) during the duration of the Leave and License Agreement (or during the extended period of this Leave and License Agreement), the Lessor will issue necessary notice as per the Notice Period, for vacating the premises. If the new Lessor intends to continue the Leave and License Agreement, a fresh License Agreement would be executed for the purpose.

24. That this agreement shall be governed by and interpreted in accordance with the laws of India and courts in Bangalore shall have the exclusive jurisdiction.

25. That the Lessee, at the time of initial occupation, shall check that premises is freshly painted, and all the sanitary, electrical and other fittings and fixtures, as listed in Annexure- 1, are in good condition and working order and that nothing is broken or missing. The Lessee shall be responsible to pay for any damages done to the sanitary, electrical and other fixtures and fittings, except for normal wear and tear and damage by natural disaster. The Lessee is responsible for handing over the said premises freshly painted and clean the premises at his own cost.

26. The Lessee has inspected the property and found it to be in safe and habitable condition. The Lessor shall not be responsible for any theft, loss, damage, destruction of any property, or bodily injury, loss of life of the Lessee or any occupant living in the Said Premises from any cause whatsoever.

27. The Leave and License Agreement shall be non-terminable for the initial Lock-in Period as mentioned, by either party. Thereafter the Lessor or Lessee shall have full liberty to terminate the License by giving notice in writing as per the mentioned Notice Period. In the event of termination, during the non-terminable period, the Lessor or Lessee, shall pay the compensation or License Fee, as applicable, for the unexpired period of the lock-in period, unless the Lessor terminates Leave and License Agreement on account of terms that are contained below:

28. In the event of License Fee not being paid on time as per this agreement, the Lessee must pay penalty charges of Rs 100/- per day subjected to maximum of Rs 6,000/- as penalty for delayed payment. In case the Lessee commits two consecutive defaults in paying the License Fee/Leave and License Agreement amount to the Lessor, the Lessee shall be liable to immediately hand over peaceful possession of the Said premises to the Lessor. In no circumstances License Fee will be adjusted against the Security Deposit for adjusting the License Fee.

29. In the event of the Lessee committing any breach of the terms contained in the Deed, it shall be open to the Lessor to call upon the Lessee to remedy the breach within 30 days and in case the Lessee fails, neglects or refuses to do so, then the Lessor shall have the right to terminate this Leave and License Agreement notwithstanding the fact that the Term has not expired.

30. The lessor has the right to terminate the agreement if the lessee is proven to violate the premise, rent defaulter, disturbing other tenants, owners and the surrounding of the apartment complex.

31. **INSPECTION / ENTRY:** The Lessor and/or his agent/s shall be entitled to enter upon the Said Premises, after giving reasonable notice to the Lessee in this regard, to inspect the same to satisfy that the same is being used in accordance with the terms agreed upon as well as for the purpose of effecting repairs as herein above provided.

32. In case any damages done by the lessee regarding painting, it should be taken care by the lessee at the time of move out or the painting charges deducted from the deposit.

33. While serving the notice period to vacate the premises, the Lessee must cooperate to show the property to the prospects. Its non-observance shall be subject to a penalty of half month of License Fee.

34. This Leave and License agreement can be renewed for another 11 months with an increment of Fees Hike Percentage on the current License Fees.

35. After the expiry of the Leave and License agreement, if the Lessor does not wish to renew it or to continue further, the lessee is bound to vacate the said premises immediately upon expiry of the lease to the lessor in all good faith and handover the peaceful possession to the lessor failing which the lessee will pay damages at the rate of double the monthly rent as stipulated in the leave and license agreement. Copy of the handing over / taking over document would be called as Annexure-1/ Inspection Report and will be prepared and provided at the time of move-in.

IN WITNESS WHEREOF, the parties hereto have executed this Leave and License Agreement on the day, month and year first mentioned above.

WITNESSES:

1. Lessor

2. Lessee

Annexure 1

Items provided by the LESSOR at the time of execution of the Lease Deed between the LESSOR and the LESSE are as follows:

SR No.	Item	Quantity
1	Living Room TV Unit	1
2	Bedroom cupboard unit (with Mirror)	1 (MBR)
3	LED Tube light	Living Room – 1 GBR – 1 (Crompton) MBR - 1
4	Havells Fan	Living Room – 1 Dinning Room – 1 GBR – 1 MBR - 1
5	LED Bulb	Living Room – 1 Dining Room – 1 Kitchen – 2 MBR Bathroom – 1 Common Bathroom - 1
6	Faber Chimney	Kitchen - 1
7	Door bell	1
8	Havell's Exhaust Fans	3 (MBR, Common Bathrooms & Kitchen)
9	AO Smith Geysers(25 ltrs)	MBR Bathroom – 1 Common Bathroom - 1
10	Curtain Rods	MBR – 1 GBR – 1 Living Room - 1
11	Flying Hangars (Clothes)	2 sets (each 6 slots) - Balcony
12	Keys	Main Door – 1 MBR – 1, GBR – 1, Wardrobe keys – 4, 3 shelf keys (2 in MBR and 1 in GBR)