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SHARMILA GANESAN

Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year
in case of Residential property

RENTAL AGREEMENT

50,000

(Fifty Thousand only)

PAVAN KUMAR AND VIJAYALAKSHMI

SHARMILA GANESAN

SHARMILA GANESAN

250

(Two Hundred And Fifty only)



Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed at Bangalore on 05th February 2026.
BY AND BETWEEN:

Smt. Sharmila Ganesan, aged about 55 years, W/o. Ganesan T V,
Currently Residing at: Villa No.332, Pacifica Aurum, OMR Padur, Chennai - 603103.
Mobile : +91-98100 09187.

Hereinafter called LESSOR / OWNER of the FIRST PART (WHEREAS the terms
Lessor and Lessee shall mean and include his / her heirs, legal representatives,
Administrators, nominees, executors and assigns etc.

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.

AND

Mr.Pavan Kumar,
Aged about 29 years,
S/o. Sunil Kukarni,
Aadhar No: 5188 5172 0214

Mrs. M. Vijayalakshmi
Aged about 28 years
W/o. Pavan kumar
Aadhar No:2584 9718 4031

Both having their residential address at: plot no.44, Vrunda Venkat Nilaya, Biddapur Colony, Govind Nagar, Hirapur Post, Kalaburagi-565103.Mobile no: +91 81975 80039, 9902 274472.

Hereinafter called the **LESSEE / TENANT** of the **SECOND PART** (WHEREAS the terms Lessor and Lessee shall mean and include his / her heirs, legal representatives, administrators, nominees, executors and assigns etc.)

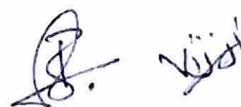
WHEREAS the Lessor is the absolute owner of the flat bearing **No. G-1101 on the 11th Floor in the apartment complex known as "PURVA HIGHLAND" located at Mallasandra Village, Kanakapura Road, Bangalore - 560064**, whereas the Lessor upon the request of the Lessee hereby let out the above **RESIDENTIAL PROPERTY**, which is more fully described in the schedule hereunder and hereinafter referred to as the '**SCHEDULE PREMISES**' on rental basis for Residential Accommodation purpose under the following terms and conditions and whereas the Lessee has agreed to take the schedule premises on Rental basis.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Tenancy is for a period of First Eleven months (11) commencing from **05th February 2026**, which might be renewed further by mutual consent and the first six months of lock-in period as mutually agreed by both and any breach would fetch six months rental amount penalty.
2. The Lessee has agreed to pay a rent amount of **Rs.23,000/- (Rupees Twenty Three Thousand Only)** to the Lessor on or before **07th** of every month regularly and the Maintenance Charges directly to the apartment owner's association.
3. The Lessee has agreed for an increase in rent by **5%** after completion of **11 Months** from the date of commencement of this agreement.
4. The Lessee has paid a total sum of **Rs. 50,000/- (Rupees Fifty Thousand Only)** by way of **Online Tranfer / UPI payment** to the Lessor before the under-mentioned witnesses as Security deposit which shall not carry any interest and that shall be refundable by the Lessor to the Lessee at the time of vacating the Schedule premises after deducting any arrears of rent, electricity charges and damages caused to the Schedule premises.



5. The Lessee shall pay **the electricity consumption charges** apart from the rent to the concerned authorities every month regularly.
6. The Lessee shall not sublet the scheduled premises or any part of the premises thereof and shall not transfer his rights, interests or possessions to any other person and shall use it for residential purposes only.
7. The Lessee shall not cause any damage to the Electrical, water supply, sanitary and other fittings and maintain them in good condition and shall replace those that may become defective, or the same amount shall be deducted from the security deposit.
8. The Lessor or his authorized representatives are entitled to inspect the scheduled premises at all reasonable hours of the day with prior notice.
9. The Lessee shall not store and keep any highly inflammable explosive material endangering life and property in the scheduled premises and the neighborhood.
10. The Lessee shall not engage in any way causing annoyance, nuisance or obstruction to the Lessor or the neighbor and should follow the rules and regulations of the **Apartment Owners' Association**.
11. If Lessee fails to pay the rent consecutively for 2 (two) months, then the Lessor is entitled to vacate and take over the possession of the scheduled premises by giving immediate notice to the Lessee.
12. The Lessee shall use the scheduled premises for residential purposes only.
13. The day-to-day repair jobs such as fuse blow out, replacement of light bulbs, leakage of water taps, heating elements in geysers, breakdown of installed appliances and other minor repairs shall be covered by the Lessee at their own cost. Any major repairs – either structural or to the electrical or water connection and water seepage shall be covered by the Lessor. In the event of Lessor failing to carry out such repairs on receiving notice from the Lessee, the Lessee shall undertake the necessary repairs after informing the Lessor and the Lessor will be liable to reimburse the cost incurred by the Lessee.
14. The Lessee shall not carry out any civil work / construction and structural additions or alteration in the scheduled property without the written consent of the Lessor and shall not remove any fitting or fixtures.



15. Either of the party can terminate this Agreement by giving **Two(2)months** prior notice in writing.
16. The Lessor has got the scheduled premises newly painted and cleaned, Similarly, the Lessee has agreed to get the premises painted along with deep cleaning or to pay one month rent amount towards painting and cleaning charges to the Lessor while vacating.

SCHEDULE

ALL that piece and parcel of the Flat bearing No. **G-1101 on the 11th Floor in the apartment complex known as "PURVA HIGHLAND" located at Mallasandra Village, Kanakapura Road, Bangalore - 560064**, Consisting of Two Bedrooms, One with attach bathroom, One common bath cum toilet, Hall cum Dining area, Kitchen with utility area, two balconies, sanitary & electrical fitting and with a reserved car parking facility.

List of Fittings and Fixtures:

- | | | |
|-----------------------|---|-------|
| a) Fans | : | Nos |
| b) Big Tube lights | : | Nos |
| c) Small tube lights | : | Nos |
| d) Bulbs | : | Nos |
| c) Geysers | : | Nos |
| d) Exhaust fans | : | Nos. |
| e) Chimney | : | No |
| f) 2 seater sofa set | : | 2 Nos |
| g) Steel Dining table | : | 1 No |

IN WITNESSES WHEREOF the Lessor and the Lessee have affixed their signatures on the day, month and year above mentioned in the presence of the following witnesses.

WITNESSES:

1.



(.....)

LESSOR (OWNER)

SILICON ESTATES

No.148, 60 feet Road, Narayan Nagar 1st block,
Raghuvanahalli, Off. Kanakapura Road, Bangalore-560062.

Mobile: 9845259332, 9353453604

Office: 080-41505477.

chandru.siliconestates@gmail.com



(.....)

LESSEE (TENANT)