

AND

Mrs. GEETHANJALI, Permanent Address: # 95/1, 1st 'A' Cross, Byrasandra Main Road, Opp. to Government School, C.V Raman Nagar, Bangalore - 560 093., Hereinafter referred to as the "TENANT" which expression shall whenever the context so required of accord its mean and include his successor of the SECOND PART

WHEREAS the Lessor is the absolute owner, in possession of a Commercial premises bearing **No.69, 2nd Floor, Front Portion, Guru. Krupa, Bhuvareswari Nagara, C.V.Raman Nagar Post, Bangalore 560 093**, more particularly described in Schedule One hereunder (hereinafter referred to as "the said premises") and has agreed to grant and the Tenant has agreed to accept a Lease of the said Premises subject to terms and conditions hereinafter set out for the use as their residential purpose.

NOW THIS AGREEMENT WITNESSETH that is consideration of the Tenant payment terms, hereby reserved and of the terms, conditions and covenant of the lease contained and on the part of the parties to be observed and performed the Owner hereby agrees to grant and the Tenant hereby agrees to accept the lease of the said premises and is entitled to vacant possession of the said premises.

1. DEPOSIT

The Tenant has this day paid to the Owner a sum of **Rs.1,00,000/- (Rupees One Lakh Only)**, by the way of NEFT. The receipt of which the owner hereby acknowledges. This is the interest free deposit towards the said premises, which shall be refunded to the Tenant by the owner simultaneously on the lessee handing over the vacant possession of the said premises to the Owner peacefully and in good condition, subject to normal wear and tear expected, on expiry of the lease agreement or any extension thereof, after deducting any sum due by the Tenant towards arrears of rent, electricity and repair charges if any for damages caused by the tenant.

2. RENT

The rent payable by the Tenant to the Owner in respect of the said premises shall be **Rs.17,000/- (Rupees Seventeen Thousand Only)**. The said amount shall be payable on or before 5th of every English calendar month.

3. DURATION:

The duration of this lease shall commence from **1st March 2024** and shall be for a period of **11 (ELEVEN)** months. Renewable beyond this period mutually discussed and agreed between both parties hereto in writing.



4. **NATURE OF USE:**

Fashion et shall use and permit the use of the schedule premises solely for **Shree Fashion Institute** and not any unlawful business. The schedule Premises is leased to the Lease for only Commercial /Office purposes and storage f dangerous materials and explosives shall not be allowed

5. **ELECTRICITY AND WATER CHARGES:**

The Tenant shall pay directly to the concerned authorities the charges for electricity during the period of the lease.

6. **ADDITIONS AND ALTERNATIONS:**

The Tenant shall keep the scheduled property in good and tenantable conditions and shall not carry out any alterations, modifications or repair in respect of the schedule property without the prior approval of the return consent of the owner in this regard. The lessee shall not put or install any permanent structure in the schedule premises.

7. **BAR ON SUB LEASING:**

The Tenant shall not sublet or part with possession of the schedule property or any part or portion thereof to/or in favour of any other person/s on any terms and conditions without the written consent of the owner.

8. **HANDING OVER THE POSSESSION:**

On termination of the tenancy period to any renewal thereof the lessee shall deliver back vacant possession of the schedule premises to the owner in good condition. The damages if any to the schedule property the tenant should bear all the expenditure at the prevailing market rates.

9. **INSPECTION AND ENTRY:**

The owner and their representatives shall be entitled to enter upon the premises with prior appointment to inspect the same to satisfy herself that premises is being used in accordance with the terms to tenancy.

10. **PROVISION OF EARLIER TERMINATION:**

If the owner and/or the Tenant wish to terminate the lease period each party should issue **1 (One) Months** notice in writing to other. In case the agreement is terminated before 11 months One month's rent will be deducted from the advance amount.

11. **ESCALATION:**

There will be an escalation of 10% of the rent once in 11 (Eleven) months.



12. RETURN OF POSSESSION

The Lessee shall bear the distemper charge of one month's rent to be paid while vacating and returning the possession of the Premises,

SCHEDULE 1

ALL THE PIECE AND PARCEL OF PROPERTIES IN FIRST FLOOR, COMMERCIAL PREMISES BEARING NO. 69, 2nd FLOOR, FRONT PORTION, GURU KRUPA, BHUVARESWARI NAGARA, C.V.RAMAN NAGAR POST, BANGALORE - 560 093.

In witness whereof the parties hereto have signed this Lease Agreement in token of affirmation and acceptance of the terms and conditions herein before contained.

SCHEDULE 2

Fans : 2 Nos

Tube Lights : 3 Nos

Signed and deliver by the Owner above named

Witness:-

1.


Mr. G.ONKARASAMY
OWNER

2.


Mr. GEETHANJALI
TENANT