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Certificate No. : IN-KA-XXXXXXXXXXXXXXXXXXXX

Certificate Issued Date : 18-Jul-2026

Account Reference : —

Unique Doc. Reference : KA-XXXXXXXXXXXXXXXXXXXX

Purchased by : Anitha Rao Enterprises

Description of Document : Residential Rental Agreement

Property Description : Flat No. 302, Green Meadows Apartments, 5th Block,
Koramangala, Bengaluru 560095, measuring 1150 sq.ft with two
bedrooms, two bathrooms and one covered car park.

Consideration Price (Rs.) : **3,00,000**

First Party : Anitha Rao Enterprises

Second Party : Meridian Software Labs Pvt Ltd

Stamp Duty Paid By : Anitha Rao Enterprises (First Party)

Stamp Duty Amount (Rs.) : **500**

The Government of Karnataka stamp-duty payment record (challan) for this agreement appears as the first page of this document, exactly as issued by the government e-stamping system. Verify the Certificate No. and Unique Doc. Reference independently on the SHCIL portal. Verify any certificate number at shcilestamp.com.

RESIDENTIAL RENTAL AGREEMENT

This Rental Agreement is made between **Anitha Rao Enterprises**, residing at No. 42, 3rd Cross, Jayanagar, Bengaluru 560011 (the "Owner/Lessor"), and **Meridian Software Labs Pvt Ltd**, permanently residing at No. 8, MG Road, Bengaluru 560001 (the "Tenant/Lessee").

Schedule of Property

Flat No. 302, Green Meadows Apartments, 5th Block, Koramangala, Bengaluru 560095, measuring 1150 sq.ft with two bedrooms, two bathrooms and one covered car park.

1. Term & Lock-in

This agreement is for a period of **11 months**, commencing on **01 August 2026**. Neither party may terminate the tenancy before the end of any agreed lock-in period except by mutual written consent.

2. Rent

The Tenant agrees to pay a monthly rent of **Rs. 25000/-**, payable in advance on or before the 5th day of every calendar month.

3. Security Deposit

The Tenant has paid a refundable security deposit of **Rs. 100000/-** to the Owner. The deposit shall be refunded at the time of vacating the premises, subject to deduction of any damages, unpaid dues, or cleaning charges.

4. Notice Period & Termination

Either party may terminate this tenancy by giving **one (1) month's** prior written notice. On termination, the Tenant shall hand over the premises in the same condition as received, ordinary wear and tear excepted.

5. Maintenance & Utilities

The Tenant shall bear electricity and water charges for the premises, and the monthly common-area maintenance charge where applicable, payable as intimated from time to time.

6. Use of Premises

The premises shall be used for residential purposes only and shall not be used for any illegal activity.

7. Inspection Rights

The Owner shall have the right to inspect the premises at any reasonable time, with prior intimation to the Tenant.

8. Care of Premises & Damages

The Tenant shall use the premises diligently and carefully. Any damage caused shall be repaired or made good by the Tenant, or its cost deducted from the security deposit.

9. Alterations & Subletting

The Tenant shall not sublet, underlet, or part with possession of the premises, nor make any structural alteration, without the Owner's prior written consent.

10. Custody of Agreement

Each party shall retain a digitally signed copy of this agreement, which is equally valid in law.

11. Special Terms

Painting charges of Rs. 5,000/- apply at the time of vacating.

12. Identity Verification Record

The Owner's identity was verified against the Aadhaar database via OTP on 18 Jul 2026, 3:00 pm (Aadhaar ending ••••1234). Owner's PAN: **AABCA1234K** (verified). The Tenant's identity was verified against the Aadhaar database via OTP on 18 Jul 2026, 3:45 pm (Aadhaar ending ••••5678).

SIGNATURES

Signature

LESSOR

(Anitha Rao Enterprises)

To be signed via Aadhaar eSign

Signature

LESSEE

(Meridian Software Labs Pvt Ltd)

To be signed via Aadhaar eSign