



सत्यमेव जयते

INDIA NON JUDICIAL

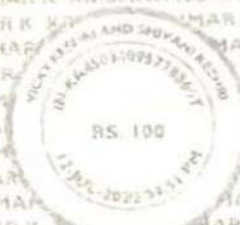
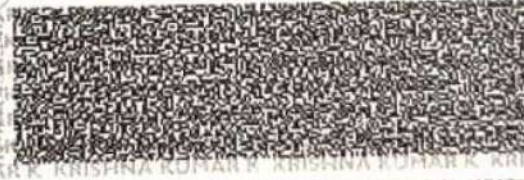
Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA45034095778860T
 Certificate Issued Date : 12-Jul-2022 04:51 PM
 Account Reference : NONACC (FI)/ kacrsf08/ VARTHAR2/ KA-BA
 Unique Doc Reference : SUBIN-KAKACRSFL0855922019631109T
 Purchased by : VICKY KESHRI
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : KRISHNA KUMAR K
 Second Party : VICKY KESHRI
 Stamp Duty Paid By : VICKY KESHRI
 Stamp Duty Amount (Rs.) : 100
 (One Hundred only)

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Please write or type below this line

RENTAL AGREEMENT

This agreement of tenancy is made and executed at Bengaluru on this 1st day of Aug 2022.

Between:

Owner

Name: KRISHNA KUMAR K, Aged 37 years, Address: Villa 14, Obel Villas,
 Varthur, Bengaluru - 560087 PH: +91 9880204049

Hereinafter referred to as the "LESSOR" (Owner) of the ONE PART:

Tenant

Krishna Kumar

Vicky Keshri

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoelista.in or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details of this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Mr. VICKY KESHRI S/o Mr. JAWAHAR KESHRI, PAN:
DPUPK6351A

Plot No-Sahu market near Ambey mandir chas, Bokaro Steel city, 827013
PH:+917488862281

Hereinafter referred to as the "VICKY KESHRI" (Tenant) of the OTHER PART. Whereas the LESSOR is the absolute owner of the Apartment mentioned in the schedule. The owner has decided to let out the same to the said tenant under the following terms and conditions.

TERMS AND CONDITIONS:

- 1) The LESSEE has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand only) online payment towards security deposit to the LESSOR. The security deposit shall not carry any interest and shall be refunded back to the LESSEE at the time of vacating the scheduled premises after deducting any arrears in rent, electricity bills, breakages, cleaning and painting charges.
 - 2) The LESSEE further agrees to pay a monthly rent of Rs. 26,400/- to the owner. Maintenance amount as per the society charges periodically on or before 5th of every month. The rent amount Shall be given to the LESSOR.
 - 3) The LESSEE shall not have any right to claim deduction of rent from the security deposit amount. On the other hand, the LESSEE shall keep paying the rent as agreed.
 - 4) If the LESSEE commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the terms here to agreed, the LESSOR hereby reserves the right to terminate the LEASE hereto granted and take over possession of the schedule premises.
 - 5) The LESSEE shall bear and pay the electricity consumed to the BESCOM as per their monthly bill and pass on the copy of the bill along with the payment receipt to the LESSOR. The LESSOR is responsible for payment of the property tax.
 - 6) The LESSEE agrees not to sub-let or under-let the schedule premises in whole or part to any third person/party.
 - 7) The LESSOR is responsible for payment of the property tax.
 - 8) The LESSEE shall keep and maintain the schedule premises clean and in good condition if any damages occur the cost of the repair shall be borne by the LESSEE in full.
 - 9) The LESSEE shall maintain the scheduled property in a state of good order and condition and shall not cause any damage or disfigurement to the scheduled property or to any fittings & fixtures therein always excepting fair wear and tear and irresistible forces. Any damage caused by the LESSEE shall be made good promptly.
 - 10) Notwithstanding what is stated above, the LESSOR shall have the right to terminate the tenancy if the LESSEE fails to pay the rents regularly for a consecutive period of two months or commits breach of any of the terms herein and take possession of the scheduled premises.
- At the time of termination, the LESSEE has to pay the charges for the wear and tear, damages if any, Deep cleaning and painting the flat. The LESSEE is liable to pay 1 month rent in addition to the above-mentioned expenses in case of vacating the premises before the completion of the Lease period (11 months).
- 11) On termination of the agreement, either by times or otherwise the Lessee shall

Keishna Kumar

Vicky Keshri

Pravin Keshri