

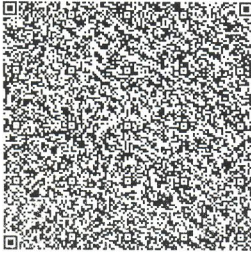


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA16153118592603P
Certificate Issued Date : 11-Oct-2017 01:31 PM
Account Reference : NONACC (FI)/ kaksfcl08/ RAMAMURTHYNAGAR/ KA-BA
Unique Doc. Reference : SUBIN-KAKAKSFCL0881911004990404P
Purchased by : KAMALA BHASKARAN
Description of Document : Article 30 Lease of Immovable Property
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KAMALA BHASKARAN
Second Party : K BHUVANESWARAN
Stamp Duty Paid By : KAMALA BHASKARAN
Stamp Duty Amount(Rs.) : 50
(Fifty only)



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RENTAL AGREEMENT

This rental agreement is made and executed at Bangalore on this 1st day of November, 2017 by and between

Mrs. Kamala Bhaskaran, aged 69 years,
W/o. V. Bhaskaran,
Residing at #505/1A, 3-D Street,
Muninanjappa Layout,
Near Ramamurthy Nagar Old Police Station,
Bangalore – 560016,

Hereinafter referred as LESSOR/OWNER which expression shall mean and include her heirs executors administration, legal representatives, successors and assigns of the ONE PART

Kamala Bhaskaran

K. Bhaskaran

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.stampstamp.com". Any discrepancy in the details on this Certificate and as available on the website 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. B. Bhuvaneshwaran, aged 24 years,
S/o. Sri. Varniya,
Pillaiyar Street, Near Allahabad Bank,
Erode - 1, Tamil Nadu,

Hereinafter referred to as the LESSEE / TENANT which expression shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the SECOND PART

WITNESSETH AS FOLLOWS:

Whereas the lessor is the sole and absolute owner of the residential house consisting of one hall, one kitchen, one bedroom, bathroom, at premises situated at **#505/1A, 3-D Street, Muninanjappa Layout, Near Ramamurthy Nagar Old Police Station, Bangalore - 560016**, more fully mentioned in the schedule hereunder and hereinafter called the SCHEDULE PREMISES.

Whereas the lessee has approached the lessor and requested him to let out the schedule premises for his residential use and the Lessor has agreed to let out the same subject to the terms and conditions hereinafter set out.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. LEASE:

That in consideration of the rent hereby offered by the lessee and accepted by the lessor and in consideration of the terms, condition and covenants of the tenancy hereinafter mentioned and agreed by the parties, the lessor hereby agrees to let out the schedule premises to the lessee for his residential purpose.

2. RENT:

The rent payable by the lessee for the schedule premises shall be a sum of Rs.9,500/- (Rupees Nine thousand five hundred only) per month including water charges to be paid on or before 5th day of every month.

3. DEPOSIT

The lessee has paid a sum of Rs.50,000/- (Rupees Fifty thousand only) by way of cash as interest free and refundable security deposit refundable to the lessee at the time of vacating the scheduled premises.

At the end of lease or during Tenancy of the lease period the lessor shall have the right to deduct equivalent of damages caused to the schedule premises from the deposited money, except for the normal wear & tear.

Kamala Bhaskaran

4. DURATION:

The tenancy shall be for duration of 11 months commencing from 1st day of November 2017. However the tenancy shall be renewable further at the option of the lessor and lessee mutual understanding by both the parties.

The enhancement of the rent shall come into force if the lessee further continues for a further period after the completion of 11 months with Rs.500/- increase in rent.

6. TAXES DEPOSIT, ASSESSEMENT CHARGES:

The lessor shall pay all taxes deposits assessment charges and other outgoing including corporation charges which under the statute area primarily livable unto the lessor and shall keep the premises free all encumbrance and interference in this behalf.

The lessee shall comply with all the rules and regulations of local authorities whatsoever in relation to the premises in so far as they relates to the use of the premises for residential purpose only.

7. ELECRCITY / WATER CHARGES:

The lessee shall pay directly to the concerned authorities the charges for the electricity consumed for his own use as per the meter reading in respect of the schedule premises. And cauvery water charge is included in rent. In case if additional water is purchased by tanker then the cost is shared.

8. BAR ON SUB-LETTING:

The lessee shall not sub-let of part with the possession of the schedule premises or any part here have to anyone else or transfer or assign his tenancy rights in any manner. It has been made clear by the lessor that the premises shall be used only by the undersigned lessee.

The lessee shall keep the scheduled premises in a fit and proper state subject to normal wear and tear by day-to-day maintenance.

The lessee shall always keep the premises in good tenantable condition.

The lessee shall permit the lessor or her representatives/agent to enter into the scheduled premises for inspection at all reasonable hours with prior permission from the lessee

The lessor shall do all the major repairs of the scheduled premises minor repairs arising out of day-to-day use of fittings like leakage in water taps, fuse etc. will be the responsibility of the lessee.

9. LESSOR CONVENANTS:

The lessee paying the rents hereby reserved and observing and performing the terms and conditions of the agreement shall be entitled to quiet possession and peaceful enjoyment of the scheduled premises without any manner of let, hindrance, interruption or disturbance by or from the lessor or her heirs during the period of tenancy.

10. LESSEE CONVINANTS:

The lessee shall not claim or any other rights than those specially mentioned herein and this agreement thereby gives the right to the lessee to the schedule premises for occupation for the agreed period only.

Kanaka Bhaskaran

K. Bhaskaran

11. TERMINATION OF AGGEMENT:

The tenancy shall be terminable under all or any of the following circumstances namely:

- a. By efflux of time.
- b. In the event of non-payment of rent for a period of two consecutive months.
- c. In the event of breach by either party of the terms, conditions & covenants hereof.
- d. The lessor and the lessee have the option to terminate the lease by giving one month notice in writing.

12. DELIVERY BACK:

The lessee shall deliver back the vacant possession of the schedule premises to the lessor immediately upon the expiry of the said term to early termination with a good and tenantable conditions, upon which the lessor shall return the security deposit free of interest immediately to the lessee without any delay the lessee shall not carry any structural alteration or addition to the schedule premises without the written consent of the lessor.

13. The lessee shall pay one month rent towards painting charges while vacate and handling over the vacant house to the lessor. Or the lessor shall deduct the cost of painting charges for one month rent from the deposit amount as mentioned above for which the lessee shall not object.

14. The lessee shall use the premises for residential purpose only and for any illegal purposes which is against law.

SCHEDULE:

House premises situated at #505/1A, First floor, 3-D Street, Muninanjappa Layout, Near Ramamurthy Nagar Old Police Station, Bangalore – 560016, Consisting of One Hall, one bed room, Kitchen bath room and toilet ,one bike parking space.

Fittings: Ceiling fans – 2 Nos., Tube light – 1 No., CFL lights – 7 , Wardrobe in bedroom, Kitchen open shelf.

IN WITNESS WHEREOF THE PARTIES HEREIN HERETO AFFIXED THEIR HANDS ON THE DAY.MONTH AND YEAR WRITTEN BEFORE THE FOLLOWING WITNESS:

WITNESSES:

1.



V. Bhaskaran

505/1A

3-D-Str

R.M. Nagar B'lore-16



(KAMALA BHASKARAN)
LESSOR

2.



(B. BHUVANESHWARAN)
LESSEE