



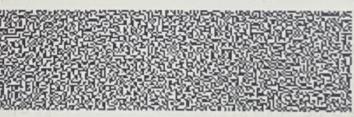
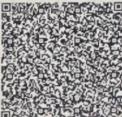
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA47339787428718V
Certificate Issued Date	: 21-Apr-2023 01:21 PM
Account Reference	: NONACC (FI)/kagcsl08/ WHITEFIELD7/ KA-SV
Unique Doc. Reference	: SUBIN-KAKAGCSSL087725199593432V
Purchased by	: RUTH SAGAYA MARY
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RUTH SAGAYA MARY
Second Party	: RAHUL NAYAK
Stamp Duty Paid By	: RUTH SAGAYA MARY
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

This Rental agreement is made and executed on this 21ST of April Twenty Twenty-three (21/04/2023) at Bangalore by and between.

Mrs, Ruth Sagaya Mary aged 54 years Residing at No 183 Main Road Opp Forum Value mall Whitefield Bangalore-560066 Here with referred all as the OWNER / LESSOR AND

Mr Rahul Nayak Mobile No.9740966566, S/o Shailendra Kumar Nayak
Met 4/1 Mausam colony ,Bhabhada Road ,Bhopal CCT Nagar, Madhya
Pradesh-462003 Herewith referred to as the TENANT/LESSEE of the other
Part.

Statutory Alerts

- S-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
1. The onus of checking the legitimacy is on the users of the Certificate
2. In case of any discrepancy please inform the Competent Authority.

The terms Owner and Tenant here in used shall mean and include their respective heirs, executors, administrators, legal representative and assignees witness as follows:

Whereas the Tenant approached the Owner and the owner offered the schedule property for rent and the Owner accepted the said offer and agreed to Rent out the same to the Tenant and both made an agreement with the terms and conditions as follows:

TERMS AND CONDITIONS

RENT:

The tenant has agreed to pay monthly rent of **Rs.22,000/-** (Twenty two Thousand only) every month rent in advance before 5th of every month.

DEPOSIT AMOUNT:

The Tenant has paid a total sum of **Rs.1,00,000/-** (Rs.One Lakh only) at the time of agreement and it's refundable with out interest to the tenant at the time of vacating the premises after deducting all the dues if any.

DURATION TIME PERIOD:

The Tenancy is for a period of **(11months)** Eleven month effected from 21/04/2023. It can be renewed after the agreement period subject to terms & conditions agreed by the Tenant with 5% of increment.

USE OF PERMISES:

The Schedule can be used for residential use only and not for any objectionable activity. Tenant shall not make any structural additions or alterations without the written Permission of the owner. The Tenant shall not assign or sub-let or part with possession of the schedule property to the third parties if it is brought to the Owner's notice then 1st party have the right to vacate the premises without any notice.

MAINTENANCE CHARGES:

Maintenance charges should be paid to the concerned association **Rs 3,150** (Three thousand one hundred and fifty).

BESCOM CHARGES:

The tenant has to pay the electricity charges to the BESCOM as per use every month without fail. Maintenance charges should be paid to the concerned association **Rs 3,150** (Three thousand one fifty).

PROPERTY TAXES:

That the annual corporation tax or any kind of taxes in the respect of schedule premises shall be paid by the Owner.

NOTICE TIME PERIOD:

If owner or Tenant wishes to terminate the said agreement, both parties have to give One month Notice to each other in writing.

INSPECTION TIME:

The Owner/Lessor or his representative shall entitled to enter the premises with prior appointment to inspect the same (after notice period) to satisfy himself that the premises being used in accordance with the terms and agreement.

DELIVERY BACK OF PREMISES:

On Termination of the tenancy period the Tenant shall deliver back vacant possession of the schedule premises to the Owner in the same condition as it was taken at the time of taking over the possession with painting Charges if needed as one month of rent or damages charges as actual.

SCHEDULE OF PREMISES:

All that part and parcel located at:, Ground Floor ,G007 East Breeze Apartment,Hagadur Whitefield Bangalore- 560066 (**Two BHK House**) with all necessary fittings: , Ceiling fans 4,Tube Linghts 4,LED bulbs 7 ,Modular Kitchen ,Chimney1,Geyser 1,Teak dinning table with 4 Chairs, Exhaust Fan 2 Main door keys along with Parking, all working in good condition and maintained by the tenant at their own cost.

IN WITNESSES WHEREBY THE ABOVE NAMED OWNER AND TENANT HAVE SIGNED THEIR SIGNATURE IN THERENT AGREEMENT ON THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED IN PRESENCE OF THE FOLLOWING.

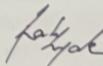
WITNESSES:

1.



Owner\ Lessor

2.



Tenant/ Lessee