



सत्यमेव जयते

INDIA NON JUDICIAL

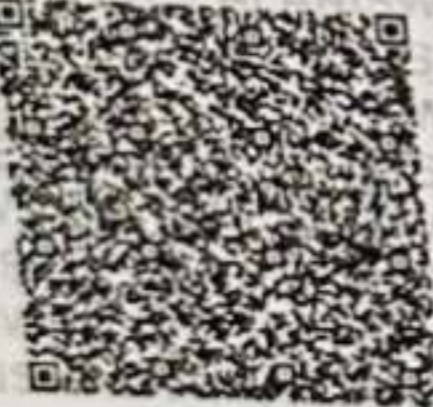
Government of Karnataka

Rs. 20

e-Stamp

Certificate No. : IN-KA47471317652382V  
 Certificate Issued Date : 11-Jan-2023 02:30 PM  
 Account Reference : NONACC/ kakscsa08/ TAVARAGERA/ KA-GN  
 Unique Doc. Reference : SUBIN-KAKAKSCSA0890096151414720V  
 Purchased by : DHANUSH BEKAL  
 Description of Document : Article 30 Lease of Immovable Property  
 Description : RENTAL AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : PALANISWAMY S  
 Second Party : DHANUSH BEKAL  
 Stamp Duty Paid By : DHANUSH BEKAL  
 Stamp Duty Amount(Rs.) : 20  
 (Twenty only)

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Please write or type below this line

### RENTAL AGREEMENT

This Agreement of Rent is made and executed on this 15<sup>th</sup> day of December 2022 (15.12.2022), at Bangalore city by and between:

**S.PALANISWAMY**  
 No.47/33, 2<sup>nd</sup> Cross,  
 Venkateshwara Layout, S.G.Palya,  
 D.R.C.Post, Bangalore – 560 029  
 Mobile No.9035198605

Hereinafter called the 'LESSOR/OWNER' of the one part and in favour of:

Statutory Alert:

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.
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.



**DHANUSH BEKAL**

S/o.Yogish.k.

#SQ-2/1, Jawahar Navodaya

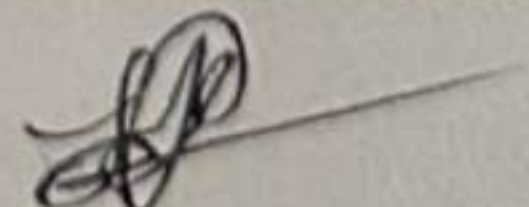
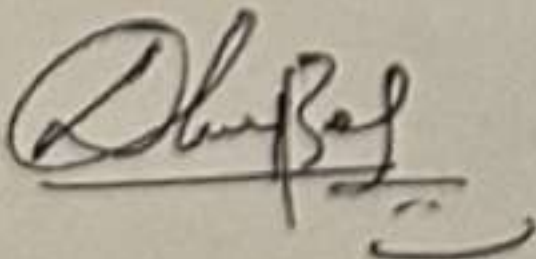
Vidyalaya Campus, Mudipu,

Kurnad, Dakshina Kannada, Karnataka – 574 153

Hereinafter called as the **LESSEE / TENANT** (which term shall mean and include his legal heirs, representatives, administrators, successors, executors and assignees etc., of the **SECOND PART:-**

WHEREAS the LESSOR is the sole and absolute owner of the schedule premises situated at **No.47/33, 2<sup>nd</sup> Cross, Venkateshwara Layout, S.G.Palya, D.R.C.Post, Bangalore – 560 029**, hereinafter called as the **SCHEDULE PREMISES** and the lessor hereby rent out the same to the lessee on rental basis for the following terms and conditions:-

1. Whereas the lessee shall use the schedule premises for their bonafide residential purpose only and not for any illegal or immoral purposes and shall not make any nuisance with the neighbors during the period.
2. Whereas the lessee hereby agreed to pay a sum of **Rs.16,000/- (Rupees Sixteen Thousand Only)** to the lessor as a monthly rent on or before 5<sup>th</sup> day of every English Calendar month without any default.
3. Whereas the lessee on this day paid a sum of **Rs.30,000/- (Rupees Thirty Thousand Only)** to the lessor by cash as a security deposit amount, this amount shall not carry any type of interest and the same shall be refundable by the lessor to the lessee at the time of vacating the schedule premises.
4. The lease will be for a period of 11 (eleven) months from the date of this agreement, however the tenancy period can be extended for a further period of mutual consent of both the parties by increasing 10% in the existing rent. If lessee vacates the schedule premises before completion of 11 months one month extra rent will be deducted from his security deposit.
5. Whereas the lessee shall not sub-let, under-let or part with the premises to any one else without the prior permission during the period. If the lessee does not pay the monthly rent continuously for 2 (two) months, the lessor shall have the right to evict the lessee without any notice.
6. Whereas the lessee should pay electricity charges as per bill to concerned department every month and water charges of **Rs.1000/-** to be paid to owner every month without arrears, if any arrears at the time of vacating the premises the same will be deducted from the advance amount.
7. Whereas the lessee shall on expiry of the terms, they shall surrender the premises along with all fittings, fixtures (**fans, tube lights, geyser etc.,**), water and electricity installations, belonging to the lessor in good and tenantable conditions as they were at the time of commencement of the tenancy (normal wear and tear accepted), if any damages the same will be deducted from their security deposit.





8. The lessee shall vacate the premises on two months notice from the lessor. Similarly the lessee can vacate the premises after giving two months notice to the lessor.
9. Whereas the lessee shall not cause any additional alterations, damages (caused by the lessee) to the premises/fittings and fixtures, if any damages caused same shall be replaced by the lessee at his own cost and risk.
10. Whereas the lessee shall allow to the lessor or by his / their legal agents, representatives to inspect the schedule premises during the period.
11. The lessee shall not cause any disturbance while at premises and if found undisciplined the lessor gets the right for vacating without any previous notice.
12. Whereas the lessee should pay ONE MONTH RENT towards painting charges at the time of vacating the schedule premises.

#### SCHEDULE OF THE PREMISES


The house premises situated at **No.47/33, Second Floor, 2<sup>nd</sup> Cross, Venkateshwara Layout, S.G.Palya, D.R.C.Post, Bangalore – 560 029**, consisting of One Hall, Kitchen, Two Bedrooms with Attached Bathrooms and Lavatory, RCC Roof house with water and electricity facility.

Fittings and Fixtures: Fans – 3 Nos., Geyser – 1 No., Tubelights – 2 Nos.,

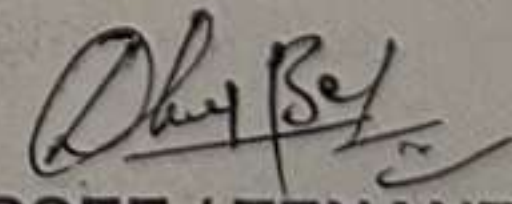
IN WITNESS WHEREOF both the lessor and lessee have put their respective signatures to this RENTAL AGREEMENT, on the day, month and year first at above written at Bangalore in the presence of the following witnesses.

#### WITNESSES:-

01.

  
LESSOR / OWNER

02.

  
LESSEE / TENANT