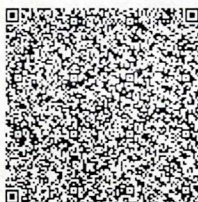
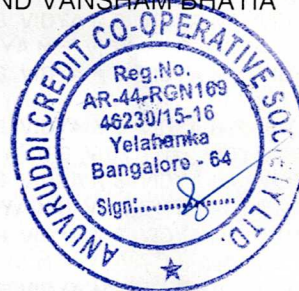


Government of Karnataka

Certificate No.	: IN-KA98048512514949W
Certificate Issued Date	: 27-Aug-2024 01:38 PM
Account Reference	: NONACC (FI)/ kacrsf08/ YELAHANKA5/ KA-GN
Unique Doc. Reference	: SUBIN-KAKACRSFL0847034473061497W
Purchased by	: VIDYA N S
Description of Document	: Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
Property Description	: RENTAL AGREEMENT
Consideration Price / Others (Rs.)	: 23,000 (Twenty Three Thousand only)
First Party	: VIDYA N S
Second Party	: MRINAL MIDHA SWITHIN FERNANDES AND VANSHAM BHATIA
Stamp Duty Paid By	: VIDYA N S
Stamp Duty Amount(Rs.)	: 115 (One Hundred And Fifteen only)



RENTAL AGREEMENT

This Rental agreement is made and executed on 27th day of August 2024 (27-08-2024) at Bangalore by and between:

Mrs. VIDYA SRIDHARAN NUGGEHALLI, Aged about 43 years, W/o G R Srinivas, residing at No.C-005, Zed Woods Apartments, Doddaballapura Road, Near Presidency School, Avalahalli, Yelahanka New Town, BEngaluru-560064.

Hereinafter referred to as the “LESSOR/OWNER” (which expression shall mean and include his successors, legal representatives, executors, administrators, and assigns) of the First Part. AND

Mr. MRINAL MIDHA, Aged about 20 years, Resident of C/o Virender Kumar Midha, HN 158, Durga Colony, Hanumangarh, Rajasthan-335512. Aadhar No.4694 3822 7626.

Mr. SWITHIN FEMANDES, Aged about 20 years, S/o Sunil Femandes, Residing at Mount Mary Residency, Kahagury First cross Road, Aikala, Dakshina Kannada, Karnataka-574141. Aadhar No.6145 4054 9208.

Mr. VANSHAM BHATIA, Aged about 21 years, S/o Kapil Bhatia, Residing at No.691, Chhabil Dass Colony, Near State Bank of Patiyala, Hisar, Haryana-125113. Aadhar No7676 9503 7223

Hereinafter referred to as the “LESSEES/TENANTS” (which expression shall mean and include his successors, legal representatives, executors, administrators, and assigns) of the Other Part.

WHEREAS AS FOLLOWS:

Whereas the lessor is the sole and absolute owner of the property bearing at No. **B-6204, 2nd Floor, Doddaballapura Main Road, Avalahalli, Yelahanka New Town, Bengaluru-560064**. The Lessee has approached the Lessor and offered to take on lease the premises for a period of 11 months, which offer has been accepted by the Lessor on the terms and conditions hereinafter contained:

That in consideration of the rents hereby reserved and of the terms, conditions and covenants of the rent here in contained and on the part of the parties to be observed and performed that the LESSOR agrees to grant and the LESSEE hereby agrees to accept the rent of the schedule premises.

1. **DURATION:** The duration of the rental agreement shall be for a period of Eleven (11) months, commencing from Date **01-08-2024** and is subject to renewal thereafter under mutual agreed terms and conditions by the lessor and the lessee with an enhancement of 5% in the monthly rent for every 11 months.
2. **RENT:** The monthly rent for **house** payable by the lessee to the lessor for the schedule property shall be **Rs. 23,000/- (Rupees Twenty Three Thousand Only)** including maintenance this amount shall be paid every month within 10th day of subsequent month.

3. **DEPOSIT:** The lessee has paid sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** by the way online transfer to the Owner towards the security deposit. The said amount shall not bear any interest and the owner will refund the same to the tenant at the time of vacating and handing over the schedule premises.
4. **ELECTRICAL CHARGES:** The lessee shall pay the electrical to the concerned department regularly as per the bill without fail in consultation with tenant. If any minor repairs in connection with electrical and plumbing to get them repair by lessee only, as per the monthly bill.
5. **INTERNAL MAINTENANCE:** The lessee shall maintain the schedule property in a state of good order and condition and shall not cause any damage or disfigurement to the schedule property there in expecting wear and tear.
6. **LIABLE FOR DAMAGES:** It is agreed that any damages caused by the lessee in the schedule property shall be made good by the lessee promptly.
7. **ADDITIONS AND ALTERATIONS:** The lessee shall not make any additions or alteration in the premises, without written consent of lessor.
8. **USER:** The schedule property shall be used by the lessee for Residential Purpose Only. And shall not use for any unlawful/illegal or business purpose. The lessee will not store hazardous and inflammable articles like explosives and petroleum products.
9. **TAXES AND CESSES:** The lessor shall bear and pay taxes, rates and cesses in regard to the schedule property.
10. **SUB LEASE:** The lessee shall not be entitled or permitted to assign, underlet or sublet the schedule premises or any part thereof or part with possession of the demised property or any part thereof to anybody whatsoever.
11. **PAINTING CHARGES:** the tenant should pay painting at the time of vacating the premises. Or get the painted by his own or deducted one month rent from the deposit amount.

12. **TERMINATION OF THE RENT:** In the event of Tenant/Owner wanting the Scheduled Premises to be vacated, they shall give a notice of **3(Three)** months in advance.

13. In case tenant fails to pay the stipulated rent continuously for more than two months and commits breach of any of the terms, the owners hereby reserves the right to terminate the agreement and shall have every right to evict the tenant and take possession of the said schedule premises without any notice.


SCHEDULE PROPERTY

All the piece and parcel of the property bearing situated at No. **B6204, 2nd Floor, Doddaballapura Main Road, Avalahalli, Yelahanka New Town, Bengaluru-560064.** RCC Roofing House, It consists of One Hall, Kitchen, Two Bedrooms Two Bathrooms and Toilets with water and electricity facilities.


IN WITNESS WHEREOF both the LESSOR and the LESSEE have affixed their respective signatures on the day, month and year above mentioned in the presence of the following witnesses.

WITNESSES:

1.


(SRINIVAS GORUR)

2.


(JAYANTHI RAGHURAM)


OWNER/LESSOR


TENANTS/LESSEES