



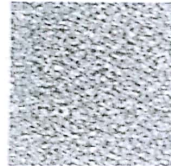
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Karnataka

e-Stamp

Certificate No. : IN-KA79084820774557Q
Certificate Issued Date : 16-Jun-2018 11:50 AM
Account Reference : NONACC (FI)/kakstcl08/BOMMANAHALLI/KA-BN
Unique Doc. Reference : SUBIN-KAKAKSFCL0800759923313141Q
Purchased by : JAYDEV DUBEY
Description of Document : Article 12 Bond
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : M SEBASTIAN
Second Party : JAYDEV DUBEY
Stamp Duty Paid By : JAYDEV DUBEY
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

For Sri Virat Multipurpose Souharda
Co-Operative Limited



.....Please write or type below this line.....

RENTAL AGREEMENT

This Rental Agreement is made and executed on this 16th day of June 2018,
(16-06-2018) by and between: (with effective from 01-05-2018)

Mr. M. SEBASTIAN,
S/o. Madura Nayagam,
No. 345, 1st Main, 5th Cross,
Vishweshwaraih Road,
Virat Nagar, Bommanahalli,
Bengaluru - 560 068.

Hereinafter referred to as the OWNER: LESSOR of the one part and in favour of:

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.stampsonline.com". Any discrepancy in the details on this Certificate will be operative on the website holder's liability.
- The price of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy, please inform the Competent Authority.

Mr. JAYDEV DUBEY
S/o. Jitender Dubey,
No. 345, 1st Main, 5th Cross,
Vishweshwaraiah Road,
Virat Nagar, Bommanahalli,
Bengaluru – 560 068.

Hereinafter referred to as the **TENANT: LESSEE** of the other part:

Whereas the terms both the Lessor and Lessee shall mean and include their respective heirs, executors, legal representatives, administrators and assigns.

Whereas the Lessor is the sole and absolute owner of the schedule premises situated at No. 345, 1st Main, 5th Cross, Vishweshwaraiah Road, Virat Nagar, Bommanahalli, Bengaluru – 560 068. Whereas the Lessee approached with the Lessor to let-out the schedule premises on rental basis, and the Lessor has agreed to let-out the schedule premises under the following terms and conditions:-

1. The Lessor agreed to let out the schedule premises to the Lessee on a monthly rent of **Rs. 8,300/- (Rupees Eight Thousand Three Hundred only) including Water charges** per month, the Lessee has agrees to pay the same to the Lessor regularly.
2. The Lessee hereby agrees to pay the above rent by on or before the **10th** day of English calendar month.
3. The Lessee should use the said schedule premises for **Residential** purpose only and should not use for any illegal; or immoral purpose.
4. The Rent will be for a period of **11 (Eleven) months** commencing from **01-05-2018**, but it can be extended by mutual consent with **5%** enhancement in the existing rent.
5. The Lessee should not sub-let or under-let the schedule premises to any person without written permission from the Lessor.
6. The Lessee should use the schedule premises in good and Tenantable conditions without breakages of any fixtures & fittings, if the Lessee causes any damage; the Lessor is allowed to deduct a mutually agreed amount from the Lessee's deposit.
7. The Lessee has paid a sum of **Rs. 50,000/- (Rupees Fifty Thousand only)** as Security Deposit. The same amount will be refundable at the time of termination of the lease and this amount shall not carry any interest.
8. The Lessee hereby agrees to pay **Electricity** charges to the concerned authority without arrears during this tenancy period.

9. The Lessee shall vacate the schedule premises on a **One (1) month** notice from the Lessor. Similarly the Lessee can vacate the schedule premises after giving **One (1) month** notice to the Lessor.
10. The Lessee shall get the premises **PAINTING** at the time of vacating the premises failing which the cost will be deducted out of the security deposit.
11. And whereas the Lessor or his subordinates or agents is at full liberty to inspect the rented premises at any reasonable hours.

SCHEDULE


Residential premises situated at No. 345, 1st Main, 5th Cross, Vishweshwaraiah Road, Virat Nagar, Bommanahalli, Bengaluru – 560 068. Accommodation of One Hall, Two Bedrooms, Kitchen, Attached Bathroom & Common Toilet, having Electricity & Water facility, R.C.C. Roofed building in Ground Floor.

<u>Fittings & Fixtures:</u>			
1. Ceiling Fans	-	3 Nos.	
2. Tubelights	-	4 Nos.	
3. Geyser	-	1 No.	


IN WITNESS WHEREOF the above named parties Lessor and Lessee have affixed their signatures to this rental agreement made on the day, month and year first above written at Bengaluru.

WITNESSES: -

1. 


OWNER: LESSOR

2. 


TENANT: LESSEE