



सत्यमेव जयते

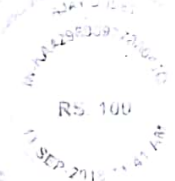
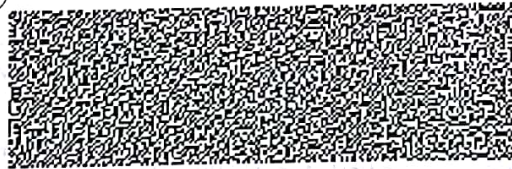
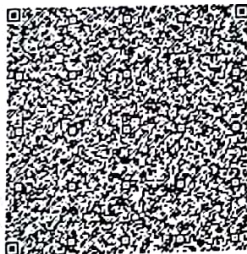
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA42969697788641Q
 Certificate Issued Date : 11-Sep-2018 11:41 AM
 Account Reference : NONACC (FI)/ kaksfcl08/ BOMMANAHALLI2/ KA-BN
 Unique Doc. Reference : SUBIN-KAKAKSFCL0824675039879216Q
 Purchased by : AJAY DUBEY
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SANTOSH KUMAR UPADHYAY
 Second Party : AJAY DUBEY
 Stamp Duty Paid By : AJAY DUBEY
 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 11th day of September 2018, (11-09-2018) by and between:

Mr. SANTOSH KUMAR UPADHYAY,
 No. 345, 1st Main, 5th Cross,
 Visweshwaraiah Road,
 Virat Nagar, Bommanahalli,
 Bengaluru -560 068.

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

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

Mr. AJAY DUBEY,
S/o. Jitendra Kumar Dubey,
No. 345, Ground Floor,
1st Main, 5th Cross,
Visweshwaraiah 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, Ground Floor, 1st Main, 5th Cross, Visweshwaraiah 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. 20,000/- (Rupees Twenty Thousand only)** 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 **10-02-2018**, 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. 1,00,000/- (Rupees One Lakh 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 & Water** 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, Ground Floor, 1st Main, 5th Cross, Visweshwaraiah Road, Virat Nagar, Bommanahalli, Bengaluru -560 068. Accommodation of One Hall, Two Bedrooms, Kitchen, Attached Bathroom & Toilet, having Electricity & Water facility, R.C.C. Roofed building in Ground Floor.

Fittings & Fixtures :

- | | | |
|-----------------------|---|--------|
| 1. Ceiling Fans | - | 3 Nos. |
| 2. Tubelight Fittings | - | 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