

RENT RECEIPT

Received Rs. 180000/- (in Words) one lakh Eighty thousand (1/4/24 to 1/3/25)
for the month of 12 Months (1-4-2024 to 01-03-2025) towards rent
from Mr./Ms. Nikhitha M.S (employee's name) S/o.
/D/o. Shreenivasa # 322, 1st stage, 9th cross, railway men's Employee layout
full address. ual Bangalore.



Signature of the landlady on revenue stamp

322, 1st stage 9th cross railway men's Employee layout, ual Bangalore - 560056.

Name, address and PAN details of the landlord

Name : chandrashekara.

PAN : AUBPC2938C.

Date: 13/1/25

Place: Bangalore.

Note: PAN of Landlord IS Mandatory (in case rent amount is > Rs.8333/- per month or 100000 PA).



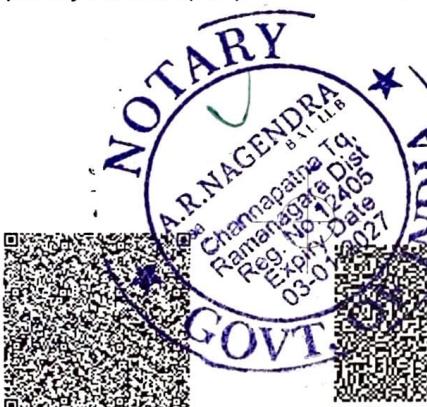
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA14939472849026X
Certificate Issued Date	: 06-Jan-2025 12:58 PM
Account Reference	: NONACC (FI)/ kacrsfl08/ CHANNAPATNA4/ KA-RM
Unique Doc. Reference	: SUBIN-KAKACRSFL0866524800624451X
Purchased by	: CHANDRASHEKAR
Description of Document	: Article 2(B) Administration Bond - In any other case
Property Description	: RENT AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: CHANDRASHEKAR
Second Party	: LIKHITHA M S
Stamp Duty Paid By	: CHANDRASHEKAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

RENTAL (House) AGREEMENT

THIS RENTAL AGREEMENT is made and executed on this 6th day of Jan., 2025 at Channapatna, by and between: Sri. **CHANDRASHEKHAR, R/a No. 322, 1st Stage, 9th Cross, Railway Mens Employee Layout, Ullal, Bengaluru-560056,** Hereinafter called the LESSOR/OWNER (Which term whenever the context so admits shall mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART and

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Statutory Alert:

- 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.

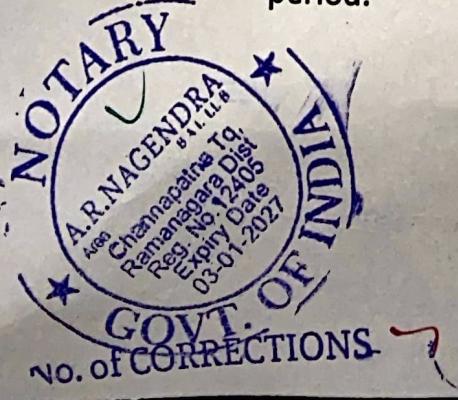
3. In case of any discrepancy please inform the Competent Authority.

LIKHITHA M.S. D/o Shreenivasa, R/a Marabahalli Village, Shettihalli Post, Kasaba Hobli, Madhugiri Taluk, Tumkur Dist., Hereinafter called as the LESSEE/TENANT (which term whenever the context so admits shall mean and include his heirs, legal representatives, executors, administrators, and assigns) of the OTHER PART,

WITNESSTH AS FOLLOWS:

Whereas the first party is the absolute owner of the schedule house and the owner has decided to rent out the same to the said tenant under the following terms and conditions:

1. This rental agreement is for a period of 11 (Eleven) months, with effect from 01-04-2024 to 01-03-2025 and shall be renewed with mutual understanding with an increase 5% after every 11 (Eleven) Months.
2. The Tenant has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand only) towards Security deposit to the LESSOR/Owner, dt: 01-04-2024. The security deposit shall not carry any interest and shall be refunded back to the LESSEE at the time of vacating the scheduled premises after deducting any arrears in rent, electricity bills, breakages, cleaning and painting charges.
3. The LESSEE agrees to pay a monthly rent of Rs. 15,000/- (Rupees Fifteen Thousand only), if any levied by the association during the tendency of this agreement. The rent for each month shall be paid on or before 5th of every month.
4. Where as the lessee uses the schedule premises for RESIDENTIAL PURPOSE only.
5. In case the lessee wants to vacate the premises After the period available to them, they should give One (1) month's notice, in writing, or two months' rent in lieu of notice period. The LESSOR also shall give two (1) months' notice to the LESSEE for terminating the lease period.



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6. The LESSOR and LESSEE on mutual agreement can renew this LEASE for a further period of 11 months. In such event the LESSEE shall pay and enhance the rent by 5 % upon renewal of this agreement.
7. The LESSEE shall not have any right to claim deduction of rent from the security deposit amount. On the other hand the LESSEE shall keep paying the rent as agreed.
8. If the LESSEE commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the term here to agreed, the LESSOR hereby reserves the right to terminate the LEASE here to granted and take over possession of the scheduled premises.
9. The LESSEE shall pay the separate electricity charges and water charges to the concerned authorities without fail.
10. The LESSEE agrees not sublet or under let, mortgage, the scheduled premises in whole or part to any third person/party.
11. The LESSEE shall keep and maintain the schedule premises clean and in good condition, if any damage shall be borne by the LESSEE.
12. The LESSOR shall have the right to terminate the tenancy if the LESSEE fails to pay the rents regularly for consecutive period of two months or commit breach of any of the terms herein and take possession of the scheduled premises.

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A Residential premises situated at # 322, 1st stage, 9th Cross, Railway Mens Employee Layout, Ullal, Bengaluru-560056, RCC roofed 2nd Floor, 1 Bed Room, Hall, Kitchen, Bath Room, Toilet Room.

IN WITNESS WHEREOF the above named parties LESSOR and LESSEE have fixed their signature to this rental agreement on the day month and year above written.

10/05/2020

WITNESSES;

1. Supreetha

LESSOR/OWNER

2. Seema

LESSEE/TENANT



EXECUTION
ADMITTED BEFORE ME
A.R. NAGENDRA
NOTARY PUBLIC
& VOCALATE & NOTARY
GOVT OF INDIA
Reg No :12405
Expiry Date 03-01-2027
Damball, (A) Virupakshipura (Hobli)
Channapatna (Tq) Parimaradara Dist.

No. of CORRECTIONS ✓.