



Government of Karnataka

Certificate No.	: IN-KA0604396441321U
Certificate Issued Date	: 09-Jan-2023 11:33 AM
Account Reference	: NONACC (FI)/ kagcsl08/ MARATHAHALLY/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAGCSL0805766917269367U
Purchased by	: MUNISWAMY PALLA
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: M LAKSHMI KANTH
Second Party	: MUNISWAMY PALLA
Stamp Duty Paid By	: MUNISWAMY PALLA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

Residing At: No.7, 5th Cross, Lakshmi Layout, Munnekolala, Marthahalli Post, Bangalore-560037. Herein after referred to as the **OWNER of ONE PART**
and

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.

Mr. MUNISWAMY PALLA

Permanent Address : 5/198, Eswar reddy nagar, proddatur, Kadapa, AP – 516360

Here in after referred to as the **“TENANT” of the OTHER PART.**

Whereas TENANT has requested the OWNER to let out the premised bearing in: **No 7, 5th cross, Lakshmi layout, Munnekolala, Marathahalli, Bangalore 560037**, Consideration of the rent hereinafter and the conditions hereinafter stated.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The TENANT shall pay a monthly rent of **Rs. 30,000/- (Rupees Thirty Thousand only)** on or before 5th of every month.
2. The TENANT has paid the sum of **Rs. 50,000/-(Rupees Fifty Thousand Only)**. As a security deposit which the OWNER hereby acknowledges the said sum shall carry no interest but refundable to the TENANT on the termination of the tenancy.
3. The TENANT shall be in force for a period of **Sixteen months** commencing from the **01st day of Feb 2023** and the TENANT being the English calendar month.
4. The OWNER shall have the right to terminate the TENANT if the TENANT fails to pay the rents regularly for a consecutive period of two months or commits any breach of any of the terms herein and take possession of the residence.
5. The TENANT shall use the premises only for **Residential purpose** for TENANT only and shall not use it for any offensive or objectionable purpose and shall not without consent of the OWNER sublet, under lease or part with the possession of make any alterations therein. He shall deliver possession of the house in as such condition as it was let out to him save normal wear and tear shall allow the OWNER or his authorised agent to inspect the house at all reasonable times but with prior intimation.
6. The OWNER shall allow the TENANT peaceful possession and enjoyment of the premises during the continuance of TENANT provided in the TENANT's acts up to the terms of this agreement.
7. The TENANT shall be renewed for further periods mutually agreed between the parties on the terms and conditions to be specified at that time.
8. The TENANT shall pay the **Electricity charges** as per meter reading and OWNER will pay property taxes
9. It is hereby agreed that **One month** prior notice on either side is required and sufficient for the termination of lease.
10. After expiry of eleven months the TENANT has herein agrees to pay 5% of increase in the enhancement of existing rent.

11. The TENANT shall not cause any damages to fixed fixtures and fittings of the above said property the TENANT should deliver back the premises in good condition, as it let out if any damages caused shall be repaired to the satisfaction of the OWNER at the cost of the TENANT. At the time of vacating the premises the TENANT should pay **one month rent towards repainting and cleaning charges will be deducted from the security deposit.**

IN WITNESS WHEREOF the parties have set their respective hands unto this agreement the day, month and year first above written.

WITNESSES:

1. 

OWNER 

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TENANT 