



INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA23712927711333U
Certificate Issued Date : 20-Dec-2022 01:10 PM
Account Reference : NONACC/ kakscsa08/ THAWAREKERE/ KA-JY
Unique Doc. Reference : SUBIN-KAKAKSCSA0845561782215182U
Purchased by : KATABATHINA VENKATARAMANIAH
Description of Document : Article 12 Bond
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : B RAJA
Second Party : KATABATHINA VENKATARAMANIAH
Stamp Duty Paid By : KATABATHINA VENKATARAMANIAH
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



In ink write or type below this line:

RENTAL AGREEMENT

This Rental Agreement is made and executed on this 20th day of December 2022 (20/12/2022) by and between:

Mr. B.RAJA
No.33/1, 3rd Cross, Tavarekere
BTM 1st Stage,
Bangalore -560029.

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 by www.e-stamp.karnataka.gov.in or using e-Stamp Mobile App of SRS, K. HODGINS.
2. Any discrepancy in the details on this Certificate and on available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy lies with the users of the Certificate.
3. In case of any discrepancy, please inform the Competent Authority.

Mr. KATABATHINA VENKATARAMANAI AH
S/o Katabathina Venkatarathnam
No.33/2, 3rd Cross, Tavarekere,
BTM 1st Stage, Bangalore -560029.

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.

And Whereas the lessor is the sole and absolute owner of the premises **No.33/2, 3rd Cross, Tavarekere BTM 1st Stage, Bangalore -560029**. And whereas the lessee has approached with the lessor to let-out the schedule premises on rental basis, and the lessor agrees to let-out the same under the following terms and conditions:-

1. The Lessor agreed to let out the above premises to the Lessee on a monthly rent of **Rs.8,300/- (Rupees Eight Thousand Three Hundred Only)** i per month. The Lessee have agreed to pay the same to the Lessor regularly. The Lessee occupied the said premises from **01/04/2022 to 01/03/2023**
2. The Lessee hereby agrees to pay the above rent by on or before the 5th day of English calendar month.
3. The Lessee should use the said schedule premises for **Residential Purpose** and should not use for any illegal; or immoral purpose.
4. The Lessee has paid a sum of **Rs. 30,000/- (Rupees Thirty Thousand Only)** towards Security Deposit, Thus the lessor has received and acknowledges the receipt of the same. This amount shall not carry any interest and the same will be refundable to the lessee at the time of vacating the schedule premises.
5. The Lease will be for a period of 11(Eleven) months from the date of this rental agreement, but it can extended by mutual consent of the lessor and lessee. After 11 months 5% rent will be increased to the existing rent amount.
6. The Lessee should not sub-let or under-let the schedule premises to any person without written permission from the Lessor.
7. 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 deposit.
8. The Lessee shall agree to pay Electricity charges of the premises to the concerned authority without arrears, if any arrears at the time of vacating the premises the same will be deducted from the advance amount.
9. The Lessee shall vacate the schedule premises on a One – month notice from the Lessor. Similarly the Lessor can vacate the schedule premises after giving one-month notice to the Lessee.

10. The Lessee shall allow the lessor or his legal representative in the schedule premises further the lease or rent for inspection of the schedule premises at all reasonable times.
11. The Lessee should pay **ONE MONTH RENT** towards painting charges at the time of vacating the schedule premises.

SCHEDULE

All that piece and parcel of the Premises **No.33/2, 3rd Cross, Tavarekere BTM 1st Stage, Bangalore -560029**. Consisting, One Hall, One Bedroom, Kitchen, Attached Bathroom, Toilet, having Electricity and water facility R.C.C Roofed Building.

Fittings & Fixtures:

1. Ceiling Fan
2. Tube Light
3. CFL
4. Geyser

IN WITNESS WHEREOF both the Lessor and Lessee have set their hands and put their signatures to this agreement on the day, month and year first written above.

WITNESSES:-

1. *Ch. Venkateswalar*

B. Raja
OWNER: LESSOR

2. *A. Gopinathulu*

K. P. Gopinathulu
TENANT: LESSEE