

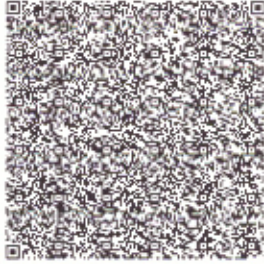


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Karnataka

## e-Stamp

Certificate No.	: IN-KA576518473682250
Certificate Issued Date	: 06-Jun-2016 01:48 PM
Account Reference	: SHCIL (FI)/ ka-shcil/ JAYANAGAR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKA-SHCIL650838056365880
Purchased by	: KRISHNA MURTHY N S
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KRISHNA MURTHY N S
Second Party	: NITIN BHOJWANI
Stamp Duty Paid By	: KRISHNA MURTHY N S
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



Authorised Signatory  
Stock Holding Corporation of India Limited

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

*[Signature]*  
*[Signature]*

*[Signature]* Titender Olla

*[Signature]* Mayur Patil

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.e-stamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The cost of changing the signatory is of the user of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

And the owners have agreed to let out the said flat more fully described hereunder to the tenant for the monthly rental of **Rs.25,000/- (Rupees Twenty five thousand only)** Inclusive of monthly maintenance charges.

AND WHEREAS the TENANT has agreed to take the aforesaid premises for rent from the OWNERS with effect from 10.07.2016 to 10.06.2017 on the terms and conditions hereinafter the terms and conditions on RENT into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the RENT is respect of the aforesaid premises commences with effect **10.07.2016**, and shall in force for a period of **11 (Eleven) months** and can further be renewed with mutual consent of both the parties, after completion of 11 months of occupation the rent increases at **7%** every year over the last paid rent.
2. That the TENANT shall pay to the OWNERS said rent of **Rs.25,000 (Rupees Twenty five thousand only)** towards use of premises including fittings and fixtures, per month due on or before the 5th day of each English Calendar month.
3. That the TENANT has paid a sum of **Rs.1,00,000/-** by way of cash on dated 07.06.2016 to the OWNER and the balance amount **Rs.1,00,000/-** should be paid before 10<sup>th</sup> July 2016. Total amount **Rs.2,00,000/- (Rupees two lakhs only)** as interest free security deposit, which shall be returned at the time of vacation of the **Flat No.1205** or termination of rent agreement.
4. That the TENANT occupying the premises shall pay the electricity, water charges and any other charges in respect of the supply of the water and electricity and actual consumption as per the meter reading on the receipt of the bills or as may be fixed by the OWNERS either directly to the Municipal Authority or to the OWNERS.
5. That the TENANT shall use the premises for the residential purpose only and the TENANT shall not sub-let the said part or in full to anyone else. That the OWNERS shall give the possession of the said premises with all sanitary, electrical and other fittings and the fixtures in the perfect condition and in case of any defects in the fittings and fixtures at the time of possession by the TENANT and the same shall be repaired/replaced by the OWNERS.
6. That the TENANT shall permit or hereby authorize agent to enter the said premises for the said premises for the inspection and carrying out necessary repairs at reasonable hours of the day with prior appointment and consent to the TENANT.

  
Mayor Poiche

 Jitendra Jha







7. That all the minor repairs (below Rs.1000) such as leakage in the water taps and electrical usage shall be carried by the TENANT and for all other major repairs such as major electrical faults, bursting of water supply pipes or cracks in the walls or defect in the concealed wiring/sanitary fittings, OWNERS would be required to carry out the major repairs after being notified by the TENANT.

8. That the OWNERS shall pay all taxes, levies, cases and other charges including the flat tax as many hereinafter be assessed in respect of aforesaid premises by any appropriate authority.

9. That the OWNERS have the right to terminate the rent agreement at any time in case of any complaints of disturbance by the TENANT to other residents of the same building.

10. At the time of the TENANT vacating the schedule property, the TENANT shall be entitled to remove all such internal partitions/decorations etc., if any put by him without causing any damage to the schedule property and or its fittings and fixtures.

11. OWNER'S COVENANT:

The TENANT paying rents hereby reserved and observing and performing terms and conditions and covenants of the rent herein contained shall be entitled to quiet possession and peaceful enjoyment of the schedule premises without any manner 1st hindrance interruption or disturbance by or from OWNERS their heirs or by any person or persons claiming though under or in trust for the OWNERS or their representatives.

12. TENANT COVENANT:

The TENANT shall not claim any tenancy rights or any other rights than those specifically mentioned herein and this agreement thereby gives the rights to the TENANT to the scheduled premises for occupation for agreed period only.

13. TERMINATION OF THE TENANT:

The rent shall be determined under all orally of the following circumstances namely:

a. The TENANT / OWNERS can terminate the Rent at any time by giving one month's notice in writing.

b. In the event of breach by either party of the terms and conditions and covenants hereof.

c. That, if the scheduled premises or any part of it is severally damaged or destroyed due to any unforeseen circumstances or civil commotion, act of God, etc. and the OWNERS does not restore to these damages within the reasonable time or if the scheduled premises are acquired compulsory by any authority.



Jitendra Ojha



Mayur Kishore



d. The TENANT shall deliver back the vacant possession of the schedule premises to the owners immediately upon the expiry of the said terms or on earlier termination, if any, in good and tenantable condition, subject to reasonable wear and tear on which the OWNERS shall return the security deposit free from interest less any lawful deduction immediately to the TENANT without any delay.


14. The TENANT shall pay the painting charges and cleaning charges while vacating the premises or the same amount shall be deducted from the security deposit.

### SCHEDULE

The premises **Flat No.1205, Twelfth Floor, Janhavi Enclave Apartment** having a Super Built Area of **1600 Sqft** constructed on the residential property bearing converted Sy.No.35/3, Kodichikanahalli Village, BTM 3<sup>rd</sup> Stage, Bangalore - 560 076, Flat consisting of three bedrooms, one living, one kitchen, 2 attached bathroom, 1 common bathroom, tiles flooring with one covered car parking area for the above flat specifically allotted to the TENANT at Basement Floor of the building including proportionate share in common areas, passages, lobbies, amenities, staircase, lifts etc with all its rights privileges, appurtenances and easement rights and other areas of common interests.

IN WITNESS WHEREOF the parties herein have set their respective hands and to these presents on these presents on the day, month and year first, hereinabove written.

### WITNESSES:

1.   
(G. Prabhu)  
No 121, BTM 4<sup>th</sup> Stage,  
Bangalore - 76.

2.



OWNER



TENANT

Harendra Jha



Mayur Kishore

