



सत्यमेव जयते

RN402

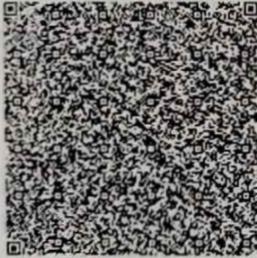
INDIA NON JUDICIAL


Government of Karnataka

Rs. 50

e-Stamp

Certificate No.	: IN-KA39336372384511Q
Certificate Issued Date	: 04-Sep-2018 04:13 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ BTM LAYOUT/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0817705605263868Q
Purchased by	: SHIVSHANKAR BHATT AND AMBIKA
Description of Document	: Article 12 Bond
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: C NAGARAJU
Second Party	: SHIVSHANKAR BHATT AND AMBIKA
Stamp Duty Paid By	: SHIVSHANKAR BHATT AND AMBIKA
Stamp Duty Amount(Rs.)	: 50 (Fifty only)




The Pavagada Soubarda
Multipurpose Co-operative Limited

Please write or type below this line

RENTAL AGREEMENT

This Rental Agreement is made and executed on this 04th day of September 2019
(04/09/2019) by and between:

Mr. C. NAGARAJA
C/o. Pragathi Mansion
#59, 4th Main, Jaibheem nagar,
Near Madiwala B.T.M,
Bangalore 560 029.

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

The in the duty of this Stamp Certificate should be verified at www.india-stamp.com. Any discrepancy in the details on this Certificate and as visible on the website hereby is notified.
For more information the High Court is the place of the certificate.
In Case any discrepancy please inform the Government Authority.

Mr. SHIVSHANKAR BHATT
S/o Surajmani Bhatt
H.No.3, Vill- Kotibhatgaon,
P.O- Thati,
The- Dunda, Dist- Uttarkashi - 249151.

Ms. AMBIKA
D/o Purushotam Bhatt

Hereinafter referred to as the **TENANTS: LESSEES** 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 situated at, "**Pragathi Mansion**", #59, 4th Floor, Room No. 402, 4th Main, Jaibheem Nagar, Near Madiwala, B.T.M Bangalore -560 029. 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.8000/- (Rupees Eight Thousand Only)** per month. The Lessee have agreed to pay the same to the Lessor regularly. The Lessee occupied the said premises from **01/09/2018**
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. 40,000/- (Rupees Forty 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 the 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. In case if the Lessee vacates the schedule premises before the stipulated time period of 11(Eleven) months, the lessor is at liberty to deduct **One Month Rent** from the security deposit.
12. The Lessee should pay **ONE MONTH RENT** towards painting charges at the time of vacating the schedule premises.
13. During the Notice period the Tenant has to vacate at the last day of the same month of the notice period.
14. If the Tenants fails to handover agreement at the time of vacating the owner as liability to deducted of Rs.2000/-.

SCHEDULE

All that piece and parcel of the premises situated at “**Pragathi Mansion**”, #59, 4th Floor, Room No. 402, 4th Main, Jaibheem Nagar, Near Madiwala, B.T.M Bangalore -560 029, Consisting, One Hall, One Bedroom, Kitchen, Attached Bathroom, Toilet, having Electricity and water facility R.C.C Roofed Building.

Fittings & Fixtures:

- | | | |
|-----------------|---|--------|
| 1. Ceiling Fans | - | 2 Nos. |
| 2. Geyser | - | 1 No. |
| 3. Tube Light | - | 2 Nos. |
| 4. CFL | - | 2 Nos. |
| 5. Wardrobe | - | 1 No. |

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.

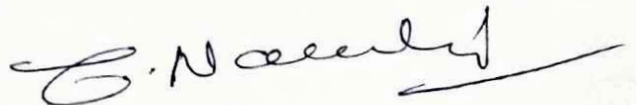
WITNESSES:-

1.

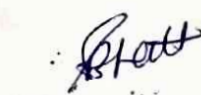
Karan

2.

Ambika



OWNER: LESSOR



TENANT: LESSEE