



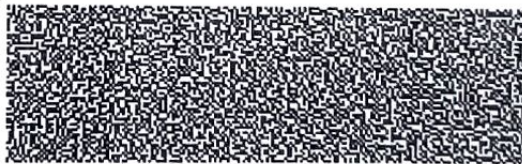
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

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Certificate No. : IN-KA90267283402163T
Certificate Issued Date : 25-Dec-2021 06:18 PM
Account Reference : NONACC (FI)/ kacrsf108/ KUNDANAHALLI/ KA-BA
Unique Doc. Reference : SUBIN-KAKACRSFL0826105975424636T
Purchased by : S SUGUNAMANI
Description of Document : Article 30 Lease of Immovable Property
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 0
 (Zero)
First Party : S SUGUNAMANI
Second Party : RIA MONDAL AND SUBHOJEET RUDRA
Stamp Duty Paid By : S SUGUNAMANI
Stamp Duty Amount(Rs.) : 50
 (Fifty only)



Please write or type below this line

RENTAL AGREEMENT

This Rental Agreement entered into at Bangalore, Karnataka, on this date **1st day of January 2022** BETWEEN

Mrs. S. SUGUNAMANI W/o M.G. KRISHNA MURTHY, residing at **#737,1st Main Road, C-Block, AECS Layout, Kundalahalli, Bangalore-560037**, Hereinafter called the LESSOR which expression shall unless repugnant to the meaning or content thereof, mean and includes their successor in title and assigns of the ONE Part.

S. Sugunamani

Subhojeet Rudra

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahsestamp.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

AND

Mrs. RIA MONDAL W/o SUBHOJEET RUDRA Permanent Address: Flat 4c shiv Shakti complex, Joraphatak Road, Opp Shakti Nursing Home, Dhanbad, Jharkhand-826001. Hereinafter called the LESSEE which expression shall unless repugnant to the meaning or content thereof, mean and include his successor in title and assigns on the SECOND part.

WITNESSES AS FOLLOWS:

- I. Whereas the Lessor is the absolute. Owner of the residential premises situated at **1st Floor, House No-1, #737, 1st Main Road, C- Block, AECS Layout, Kundalahalli, Bangalore-560037**, (Hereunder and hereinafter referred to as the schedule property).
 - II. Accordingly this agreement Witnesses that the Lessee hereby agrees to take the Schedule Property on Rent the terms and conditions hereinafter mentioned.
1. **Duration:** The duration of the Rent will be initially for a minimum period of 11 months commencing from **01st Day of January 2022** and is subject to renewal for a further period of 11 months. After 11 months the Rent agreement is subjected to renewal with an increase of 5% in the rental amount.
 2. **Rent:** The monthly Rent amount payable by the Lessee to the Lessor for the Schedule Property shall be **Rs: 12,200/- (Rupees Twelve Thousand two Hundred Only)** including maintenance for the premises payable on or before the 5th of every month.
 3. **Interest Free Deposit:** An interest free Security Deposit of **Rs: 40,000 /-(Rupees Forty Thousand Only)** waty by Cash/ Cheque The same will be refundable by the Lessor to the Lessee at the time of vacating the Scheduled Property, after deducting any arrears in rent, KEB bills etc if pending.
 4. **Maintenance / Electricity charges:** The Lessee shall maintain the Schedule Property in a state of good order and condition. All repairs arising out of normal wear and tear will be borne by the Lessor. The electricity bill will be borne by the Lessee.
 5. **Property Tax:** The property tax and all other taxes, rates, cesses, assessments, duties and other outgoing payables hereinafter in respect of the schedule property to the BBMP or any other authority of Government shall be borne by the Lessor.
 6. **Internal Maintenance:** The Lessee shall maintain the Schedule Property in a state of good order and condition and shall not cause any damage or disfigurement to the schedule property or to any fittings and fixtures therein always, except arising out of normal wear and tear, earthquake, flood, act of God or other irresistible forces. Any damages caused by the Lessee shall be made good by the Lessee or an equivalent amount may be deducted from the Security Deposit at the time of vacating the Scheduled Property.

S. Sugumari

Subhojeet Rudra

Additions & Alterations: The Lessee shall not be entitled to make any additions or alterations to the Schedule Property, which involves structural changes without the written consent of the Lessor. The Lessee shall however be entitled to fix telephones, cable, etc., and to make alterations and/or additions to light points wiring and sanitary fixtures. The Lessee shall be entitled to remove the same at the time of vacating the schedule property and shall be made good to the satisfaction of the Lessor.

8. **User:** The Lessee shall use the schedule property only for residential purpose only. The Lessee shall not keep or store in or upon any part of the Schedule Premises any goods of combustible or explosive nature, except those used for cooking purposes.

9. **Inspection:** The Lessee shall permit the Lessor or his designated representatives, during reasonable hours in the daytime and upon making prior appointment with the Lessee to inspect the Schedule Property and will permit the Lessor to carry out such works within the Schedule Property, which are required for the general upkeep of the whole building. (At the time of vacating painting charges will be deducted One month rent)

10. **Termination/ Expiry/Revocation of the Lease:** The Agreement shall be liable to be terminated by either the Lessee or the Lessor by giving **ONE MONTH** written notice. if the Lessee defaults or delays the payment of the rent for successive two months Lessor can take action and terminate the Rent without giving any notice period and seek immediate vacation of the schedule property.

11. **Delivery Back of Possession:** On termination of the agreement, either by efflux of time or otherwise, the Lessee shall deliver possession of the schedule property to the Lessor in the same condition in which it was let out, with natural wear and tear expected.

12. **Jurisdiction:** In case of any dispute or difference arising under this agreement, the same shall be subject to the exclusive jurisdiction of the courts at Bangalore.

SCHEDULE

First Floor, House No-1, #737, 1st Main Road, C- Block, AECS Layout, Kundalahalli, Bangalore-560037, Consisting one room and a toilet with necessary fixtures and fittings.

IN WITNESS WHEREOF, the Parties have executed this agreement in the presence of the witnesses attending.

WITNESSES:

1.

2.

S. Sugunamani
LESSOR

LESSEE

Subhojeet Rudra
Ria Mondal

① Celina Tan - 2
② Bheerappa Gayasan - 1
③ Tula L. L. L.