



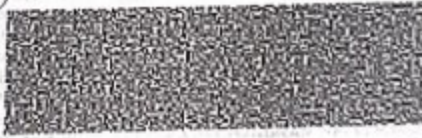
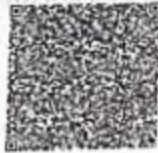
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA95492740621049V
Certificate Issued Date	: 17-Jun-2023 03:21 PM
Account Reference	: NONACC (FI)/ kacrsf108/ HSR LAYOUT1/ KA-JY
Unique Doc. Reference	: SUBIN-KAKACRSFL0869997323850777V
Purchased by	: SELVI RAMACHANDRAN
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SELVI RAMACHANDRAN
Second Party	: TUSHAR SHIROL AND SRUSTI PATHRUT
Stamp Duty Paid By	: SELVI RAMACHANDRAN
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



Please write or type below this line

RENTAL AGREEMENT

This RENTAL AGREEMENT is made and executed at Bangalore on this
30th JUNE 2023 (30.06.2023).

AND BETWEEN:



1. The validity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
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.

Mrs. SELVI RAMACHANDRAN,
W/o Venkiteswaran,
Flat No 107, 1st Floor, Aditya Tussar Apartment,
No 17/9A, Maruthi Chambers, Roopena Agrahara,
Bangalore, Karnataka- 560 068

Hereinafter referred to as "**THE LESSOR (OWNER)**" which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns of the **ONE PART**:

AND:

Mr. Tushar Shirol,
S/o Rachappa, #351 ward no 4,
Kudari oni, tq Mudhol, Mahalingpur, Bagalkot,
Karnataka - 587312
(Adhar No - 2036 9345 5948)

&

Mrs. Srusti Pathrut,
D/o Maruti, R S No 314 315/A, Plot No 125,
Aditya Nagar, Gokak, Belgaum
Karnataka - 591307
(Adhar No - 2565 1195 6570)

Hereinafter referred to as "**THE LESSEE (TENANT)**" which expression shall mean and include his heirs, executors, administrators, legal representatives and assigns of the **OTHER PART**:

And whereas the Lessor has agreed to grant and the Lessee has agreed to accept a rent of residential premises situated at **Flat No 107, 1st Floor, Aditya Tussar Apartment, No 17/9A, Maruthi Chambers, Roopena Agrahara, Bangalore- 560 068** which are more fully described in the schedule written hereunder and hereinafter referred to as the '**Schedule Property**'.

NOW THIS AGREEMENT WITNESSETH:

1. That in consideration of the rents hereby reserved and of the terms, conditions and covenants of the rent contained and on the part of the parties to be observed and performed the Lessor hereby agrees to grant and the Lessee hereby agrees to accept a case of the schedule premises.



2.RENT: The rent payable by the Lessee for the Schedule Premises shall be **Rs.24,000/- (Rupees Twenty Four Thousand only)** per month to Lessor. Maintenance amount **Rs. 3364/- (Rupees Three Thousand Three Hundred and Sixty Four)** shall be paid directly to the association by the Lessee. Both rent and maintenance payable within **5th day** of every succeeding month.

3.ENHANCEMENT: The rent payable to the Lessor by the Lessee as aforesaid in Clause No.2 shall be enhanced by **10% (Ten Percent)** of the last amount paid at the end of every 11 months.

4.DURATION: The rent shall commence on or from **01.07.2023** and shall be in force initially for a period of **11 months** and can be renewable according to the mutual understanding of both the parties.

5.DEPOSIT: The Lessee has paid a sum of **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only)** through Paytm No -**94824 46923** to the Lessor as security deposit, which the Lessor hereby acknowledges the said amount and the same shall be held by the Lessor as security deposit during the continuance of the rental and / or any extension thereof and shall be repaid to the Lessee free of interest at the end of the period of the lease. Any outstanding amount towards rent or utility charges, any repairs and painting charges at the time of termination of lease shall be adjusted against the security deposit, with the balance payable to Lessee.

6.ELECTRICITY CHARGES: The Lessee shall pay directly to the concerned authority (**Account Id - 6161497000**), the electricity charges utilized for their use every month during the period of lease without fail.

7.MAINTENANCE AND REPAIRS: The Lessee shall keep the premises fitting and fixtures in good condition and shall not cause any damage thereto. Routine minor repairs to plumbing, sanitary and electrical fittings shall be carried out by the Lessee at his cost. Lessee shall be liable to pay for any breakages, damages to the sanitary electrical and other fittings and fixtures (Normal wear and tear accepted). At the time of occupation, the Lessee shall see that all sanitary, electrical and other fittings and fixtures mentioned in the schedule are in working condition and shall be responsible to restore them to the conditions in which they have been taken over (Normal wear and tear accepted).



8.NATURE OF USE PERMITTED: The Lessee shall be entitled and permitted to use the schedule premises for Residential Purpose only and shall not store any offensive items, which may cause damage to the house premises and/or shall not carry any business activities either legal or illegal.

9.SUB-LEASE: The Lessee shall not be entitled or permitted to assign, underlet or sublet the schedule premises or any part thereof or part with possession of the demised property or any part thereof to anybody whatsoever.

10.LESSOR'S/OWNER COVENANT: The Lessee paying the rents hereby reserved and observing and performing the terms, conditions and covenants of the lease herein contained shall be entitled to quiet possession and peaceful enjoyment of the schedule premises without any manner or let hindrance interruption or disturbance by or from the Lessor, his heirs, or by any person of persons claiming through under or in trust for the Lessor or their representatives.

11.TERMINATION OF THE LEASE:

The Lease shall be terminable under all or any of the following circumstances namely.

- i) By efflux of time.
- ii) In the event of non-payment of rent by the Lessee for a period of Two consecutive months.
- iii) In the event of breach by either party of the terms, conditions and covenants hereof; (Immediate Termination),
- iv) By giving ONE MONTH prior notice from either party.

12.HANDING OVER THE POSSESSION: The Lessee shall deliver back the vacant possession of the schedule premises to the Lessor immediately upon the expiry of the said term on earlier termination if any, in good and Tenantable conditions, subject to reasonable wear and tear, upon which the Lessor shall return the Security deposit free of interest less any lawful deduction immediately to the Lessee without any delay.



SCHEDULE

The residential premises situated at **Flat No 107, 1st Floor, Aditya Tussar Apartment, No 17/9A, Maruthi Chambers, Roopena Agrahara, Bangalore- 560 068**. Consisting of Two Bedrooms, Hall, Modern Kitchen(with chimney &cabinets)Two Balconies, Two attached bathrooms and toilets with one car parking in the basement, with water and electricity facility.

Fittings and Fixtures:

S.No	Items	Remarks
1	Built in wardrobes (bedrooms)	2
2	Movable TV unit	1
3	Marble top dining table	1 Table with 4 Chairs
4	Ceiling Fans with regulators	4
5	Steel Kitchen Sink	2
6	Geezers	2
7	Curtain Rods	5
8	Mirrors	4
9	2 Burner Glass top stove	1
10	Indane Gas Connection	1 Regulator with 2 Cylinders
11	CFL	5
12	Additional Lambs	6
13	Movable Wooden Puja Unit	1
14	King Size Coat with storage	1
15	Sofa Cum Bed	1 (Not in good condition)



IN WITNESS WHEREOF THE parties have executed this agreement in the presence of the following witnesses on the day, month and year as first above mentioned.

WITNESSES:

(Mr. Selvi Ramachandran)

LESSOR/OWNER

W/o Venkiteswaran

Flat No 107, 1st Floor, Aditya Tussar Apartment,
No 17/9A, Maruthi Chambers, Roopena Agrahara,
Bangalore, Karnataka - 560 068

(.....)

LESSEE/TENANTS

Mr. Tushar Shirol,

S/o Rachappa, #351 ward no 4,

Kudari oni, tq Mudhol, Mahalingpur, Bagalkot,
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Aditya Nagar, Gokak, Belgaum

Karnataka - 591307

(Adhar No - 2565 1195 6570)

(.....)



DOCUMENT ATTESTED

(.....)
B.M. CHANDRASHEKAR
Advocate & Notary Public
47, B.D.A. Complex, Karamangala
BANGALORE - 560 034.
Mob. : 9448104253