

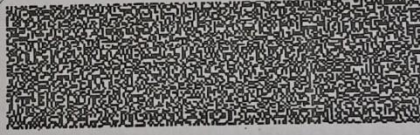


INDIA NON JUDICIAL

**Government of Karnataka**

e-Stamp

Certificate No.	: IN-KA79877413548595W
Certificate Issued Date	: 28-Nov-2024 01:15 PM
Account Reference	: NONACC (FI)/ kakscsa08/ CHINNAPPANA HALLI/ KA-BV
Unique Doc. Reference	: SUBIN-KAKAKSCSA0800541165652601W
Purchased by	: CHENGAPPA K S
Description of Document	: Article 32 Letter of licence
Property Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: CHENGAPPA K S
Second Party	: ADITYA PRASAD
Stamp Duty Paid By	: CHENGAPPA K S
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

**RENEWAL OF RENTAL AGREEMENT**

THIS RENTAL AGREEMENT is executed on this the 1<sup>st</sup> November 2024 at Bangalore. BY AND BETWEEN:

**Mr. CHENGAPPA.K.S.** Aged about 68 years, Residing at #7, 1st Floor 6th 'B' cross Chinnappanahalli Bengalure-560037 hereinafter referred to as the OWNER (Which term shall unless it be repugnant to the context or meaning thereof mean and include all legal heirs, nominees and assigns on the One Part:

*Aditya Prasad*

*R. Chinnappa*

**Statutory Alert:**

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

**MR. ADITYA PRASAD, S/O PRAVEEN PRASAD**, aged about 25 years, ADDRESS:  
B.L. Dixit road, opposite faith home, Middle bong busty, Kalimpong-1, Darjeeling  
West Bengal-734301. on the Second Part.

WHEREAS the Tenant herein approached the OWNER and offered to take on Rent  
the schedule premises and the Owner accepted the said Offer and in pursuance thereof  
the parties herein entered into this agreement as hereunder.

**NOW THIS AGREEMENT WITNESSTH IS AS FOLLOWS:-**

That the OWNER has rent out and Tenant has taken on this day the immovable  
property namely Independent Residential premises bearing BBMP #7, 3rd floor D-1  
**Lakshminilaya, 6th 'B' Cross, Chinnapanahalli, Doddanekkundi Extn,  
Bangalore-560037**, which is more fully described here under the schedule of the  
premises and hereinafter called and referred to as the Scheduled Premises in the  
following terms and condition.

**Duration:** The Tenancy shall be for a period of 11 months only commencing from  
01.11.2024. The same may be renewed after 11 months subject to terms and  
conditions mutually agreed upon between the OWNER and Tenants and the tenant  
before 11 (eleven) month if he/she vacate the premises One month rent will be  
deducted from the advance amount. And incase tenant wishes to continue then the  
tenant shall pay 10% on the existing rent.

**Rent:** The TENANT shall pay a sum of Rs.16500/- (Rupees Sixteen Thousand Five  
Hundred only) per month to the OWNER as rent for the premises. The rent for each  
calendar month shall be paid on or before the 5th of the following month

**Deposit:** The Tenant has paid a sum of Rs.40000/- (Rupees Forty thousand only) to  
the OWNER. The OWNER received of the said refundable interest free exclusivity  
deposit and undertakes to refund the same to TENANTS at the time of TENANT  
delivery back vacant possession with good condition and after deducting painting  
charges, Cleaning charges etc...

**Charges for Electricity and Water:** The Tenant shall pay all the electricity and water  
charges for the water and power consumed in the scheduled premises as per the  
separate meters provided to record the consumption of the Tenant.

**REPAIRS AND MAINTENANCE:** The Tenant shall keep the schedule premises in  
good condition subject to normal wear and tear and shall not cause or suffer any  
damage there to. Any damage to the fixture and fittings of the premises which shall be  
used by the TENANT during the Rent period shall be reimburses by the TENANT or  
the same shall be deducted by the OWNER out of the deposit paid by the TENANT.  
Any minor repairs shall be done by Tenant at his own cost

Aditya Prasad.

R. Chandra



**PROVISION FROM EARLIER TERMINATION:** In the event of the TENANT failing to pay the rent for the period of two months consecutively or committing breach of any other terms and conditions of tenancy, the OWNER shall be entitled to terminate the tenancy and re- enter upon the premises. The Rent may be terminated by either party by giving one month notice in writing. The Tenant shall allow the Owner or his subordinate, and his agents to inspect the premises at any time.

**SCHEDULE**

All that piece and parcel of 1 portion of Independent Residential Premises bearing BBMP, BBMP #7, Lakshminilaya, 6th 'B' Cross, Chinnapanahalli, Marathahalli, Doddanekkundi Extn. Bangalore-560037., consisting of One Bed room with both attached Bath and toilet, hall cum dining Kitchen with AEH Electricity.

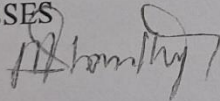
**FITTINGS AND FIXTURES:**

- |                                     |        |
|-------------------------------------|--------|
| 1. Wardrobes in Bedrooms            | 1 No.  |
| 2. Hot and cold fitting in bathroom | 1 No.  |
| 3. Fan                              | 2 Nos. |
| 4. LED lights                       | 4 Nos. |

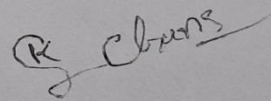
IN WITNESS WHEREOF, the OWNER and the TENANT have hereunto set their signatures to this RENTAL AGREEMENT on the day month and year first above written.

**WITNESSES**

1.

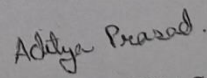


OWNER.

  
(Mr.CHENGAPPA.K.S.)

2.

TENANT

  
(ADITYA PRASAD)