



सत्यमेव जयते

INDIA NON JUDICIAL

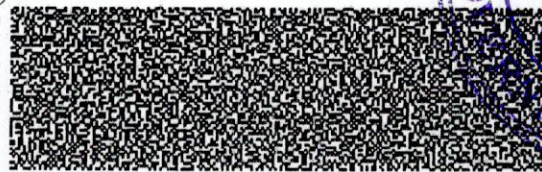
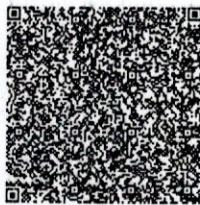
## Government of Karnataka

Rs. 100

### e-Stamp

**Certificate No.** : IN-KA24013086283904S  
**Certificate Issued Date** : 17-Sep-2020 01:49 PM  
**Account Reference** : NONACC (FI)/ kacrsf108/ BASAVANGUDI3/ KA-BA  
**Unique Doc. Reference** : SUBIN-KAKACRSFL0846137614164137S  
**Purchased by** : SUBRAMANYA M HEGDE AND SHRIKANT S BHAT  
**Description of Document** : Article 30 Lease of Immovable Property  
**Description** : RENTAL AGREEMENT  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : MANJUNATH S  
**Second Party** : SUBRAMANYA M HEGDE AND SHRIKANT S BHAT  
**Stamp Duty Paid By** : SUBRAMANYA M HEGDE AND SHRIKANT S BHAT  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)

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Please write or type below this line

This Stamp Paper forms Part of Attached  
 Rental Agreement Dated 04/06/2020

*(Signature)*  
 (Owner)

*(Signature)*  
 (Shrikant Bhat)

*(Signature)*  
 (Subramanya Hegde)  
 (Tenants)

#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shollestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



### RENTAL AGREEMENT

THIS AGREEMENT executed at Bangalore on this 04<sup>th</sup> day of June Two Thousand Twenty (04-06-2020) by and between: S MANJUNATH, aged about 59 years, S/o Late H L Subba Rao, Residing at No.136, 7<sup>th</sup> A Cross, Muneshwara Block, 3<sup>rd</sup> Block Thyagaraja Nagar, Bangalore- 560028, hereinafter called the OWNER of the One Part

AND

**SUBRAMANYA M HEGDE**, residing at No.136, 7<sup>th</sup> A Cross, Muneshwara Block, 3<sup>rd</sup> Block Thyagaraja Nagar, Bangalore- 560028, hereinafter called the TENANT of the other Part

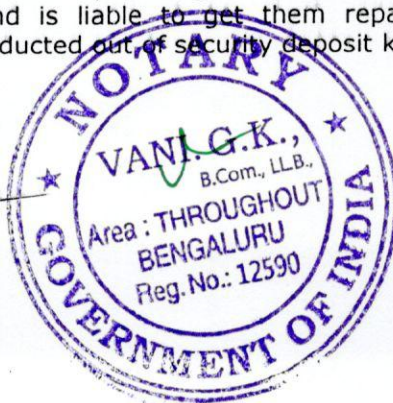
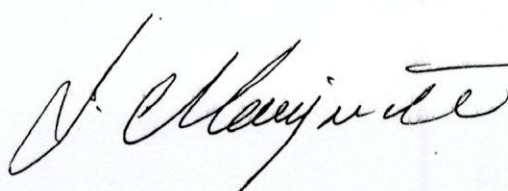
**SHRIKANTH S BHAT**, residing at No.136, 7<sup>th</sup> A Cross, Muneshwara Block, 3<sup>rd</sup> Block Thyagaraja Nagar, Bangalore- 560028, hereinafter called the TENANT of the other Part


(The terms 'Owner' & 'Tenant' shall wherever context so admits shall include all their legal heirs, representatives and assigns of both the parties).

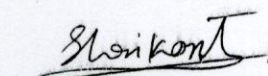
### WITNESSETH AS FOLLOWS:

WHEREAS Owner is the sole and absolute owner of the premises having peaceful possession and enjoyment of the Schedule Premises, whereas the Tenant approached the Owner to take the Rental of the Schedule Premises for Residential purpose on monthly rental basis for which the Owner has also agreed to let out the same to the Tenant on the following terms and conditions:

- 1) That the Rent for the schedule premises is fixed for Rs.6,800/- (Rupees Six Thousand Eight Hundred) per month to the Owner for every succeeding English Calendar month on or before 5<sup>th</sup> day without fail.
- 2) That the Tenant has paid a sum of Rs.50,000/- (Rupees Fifty Thousand Only) to the Owner by Cash as advance before the following witnesses, and the Owner has acknowledged the receipt of the same and this advance amount does not carry any interest and refundable at the time of vacating the Schedule Premises.
- 3) That the Tenant shall not sub-let or under-let or part with the possession of the Schedule Premises without written consent of the Owner. The Tenant shall use the premises for legally permitted residential purpose only and should not use for any other illegal purpose.
- 4) The Tenant shall keep and maintain the scheduled premises in good and Tenantable condition and shall deliver back the vacant possession of the schedule premises in as such a condition as it was handed over to the Tenant.
- 5) That the tenancy shall be for the period of Eleven (11) months commencing from 01-06-2020 and same can be renewed further period with an enhancement of rent at 5% on the existing rent every once in a year.
- 6) The Tenant shall not cause any damages to the existing structure, fitting and fixtures and painting and is liable to get them repaired at his own cost or equivalent sum will be deducted out of security deposit kept with Owner.



  
(Subramanya Hegde)

  
(Shrikant Bhat)



- 7) The Tenant shall bear the Electricity consumption charges to the concerned authorities of the department every month and has agreed to pay waterconsumption charges on shared basis.
- 8) if lessee fails to pay the rent consecutively for the period of Three (3) months and owner will take back the possession of the schedule premises.
- 9) Either parties should give 2 (Two) months prior notice to other party for vacating the premises.
- 10) The lessee should not cause any disturbance to others living in the neighbor and shall take care of cleanliness.
- 11) The lessee shall pay painting charges of the schedule premises at the time of vacating the lessor.

#### SCHEDULE

All the piece and parcel of premises No.136, 7<sup>th</sup> A Cross, Muneshwara Block, 3<sup>rd</sup> Block Thyagaraja Nagar, Bangalore- 560028, consisting of One Hall, One Bed Room, Kitchen, Bathroom and Toilet of RCC roofed with electricity and water facilities.

IN WITNESS WHEREOF both the Owner and Tenant have affixed their respective signatures to this Agreement on the day, month and year first above mentioned.

#### WITNESSES:

1. Hemant S. Blawaduai  
# 48, 1<sup>st</sup> Floor, DVA Road  
Basavanagudi, Bangalore-560004  
Employment

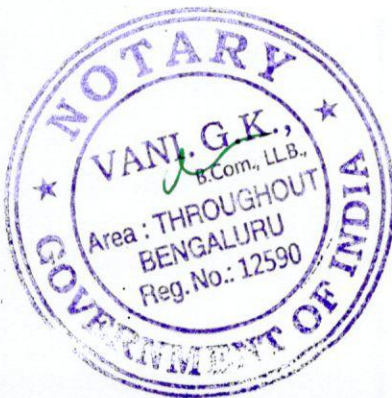
2. Ranya Hegde  
No. 48, 1<sup>st</sup> Floor, DVA Road,  
Basavanagudi, Bangalore-560004  
Employment

OWNER

*[Signature]*  
TENANT

*[Signature]*  
(Subramana Hegde)

*[Signature]*  
(Shrikant Bhat)



TRUE COPY  
ATTESTED BY ME

*Vani G.K.* 17/9/2020  
VANI G.K., B.Com., LL.B.  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
# 23, F2, 4th Model House Street,  
Basavanagudi, BENGALURU-560004