



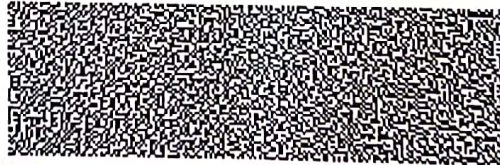
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

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Certificate No. : IN-KA64716832635146R
 Certificate Issued Date : 02-Mar-2019 11:41 AM
 Account Reference : NONACC (BK)/ kakscub08/ MARATHAHALLY/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSCUB0861555199362544R
 Purchased by : JITENDRA DENE GOWDA
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : JITENDRA DENE GOWDA
 Second Party : SAURAV SUMAN AND SUMIT SUMAN
 Stamp Duty Paid By : JITENDRA DENE GOWDA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



RS. 100

Please write or type below this line

RENTAL AGREEMENT

THIS OF RENTAL AGREEMENT is made and executed at Bangalore on this the 01st day of March 2019 by and between:

Mr. JITENDRA GOWDA,
 S/o Dene Gowda,
 No-14, Hemavathi Nilaya, 1st Cross,
 Raghavendra lay out, Behind Yashomati Hospital,
 Vartur Road, Munnekokollala, Marathahalli, Bangalore-560037.

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclilestamp.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.

Hereinafter called the OWNER of the ONE PART; and in favor of

Mr. SAURAV SUMAN And Mr. SUMIT SUMAN ,

Permanent address: Flat No:102, Mangal Murti, Rajendra Nagar, Patna ,Bihar-800016

Working At: Payjo and Capgemini

Hereinafter called the TENANT of the OTHER PART,

The terms OWNER and TENANT used herein shall mean and include their respective legal heirs, legal representatives, successors, administrators, executors and other lawful assigns etc. The OWNER has hereby agreed to let out the said premises to the TENANT herein under the following terms and conditions agreed there upon.

NOW THE RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. That the in pursuance of the aforesaid parties to this rental agreement, the OWNER shall let out and TENANT shall occupy the same.
2. The rental period shall commence from **02-3-2019** and it is for a period of 11 (Eleven) months subject to renewal after every 11 months. In case tenant wishes to continue then the tenant shall pay **10%** on the existing rent for further periods before the expiry of this agreement after mutual between the parties.
3. The TENANT has agreed to pay security deposit amount a sum of **Rs70,000-00 (Rupees SEVENTY Thousand Only)** to the OWNER by way of security deposit and the same is paid by way of cash and hereby acknowledged by the owner in the presence of the following witnesses and the same shall not carry any interest and shall be refundable to the Tenant by the owner at the time of vacating the premises. After deducting any dues in rent/electricity/damages etc.
4. The Tenant has hereby agreed to pay monthly rent sum of **Rs,17,000-00 (Rupees SEVENTEEN Thousand Rupees Only)** to the Owner and the same shall be payable on **05th** day of every English Calendar.
5. The TENANT shall pay the electricity charges in respect (BESCOM) and water charges in respect to (BWSSB) of the schedule premises and preserve the connection intact. The TENANT shall keep the schedule premises in good and tenantable conditions.

6. If the tenants fail to pay the rent regularly for a consecutive two months or commits breach of any of the terms herein and take possession of the premises and further the owner will have liberty to deduct the rental arrears.
7. The tenant shall use the premises only for **residential purposes** and shall not use it for any offensive or objectionable purposes and shall not without written consent of the owner, sublet, under let or part with the possession of the premises any howsoever to make any alterations therein.
8. TENANT shall not damage the structure of the premises in any way, The tenant shall pay **One Month rent** for painting charges at the time of vacating, (will be deducted from the security deposit). The OWNER shall pay the building taxes and other cusses in respect of the premises.
9. TENANT has to stay minimum of 06 months, If needs to vacate within 06 months, then must give 02 month prior notice to owner, and shall pay additional 01 month rent (will be deducted from security deposit). **Owner can terminate the contract anytime irrespective of the stay duration with 01 month prior notice.**
10. During the notice period tenant must allow visitors to see the property in his presence. The tenant shall not store any combustive substance or any other material banned under law at the premises.

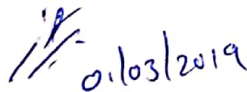
SCHEDULE

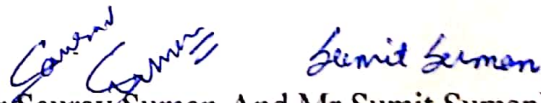
All the piece and parcel of the residential property, First Floor,#14, Hemavathi Nilaya, 1st cross, Raghavendra Layout, Behind Yashomati Hospital, Munnekollala, Marathahalli, Bangalore-37.

Consists of: Two bed room, one hall, one kitchen, two attached toilet and bathroom.

Fittings at: 03 fans, all points CFL Bulbs, 02 geyser, with water & electricity facility.

IN WITNESSES WHEREOF the OWNER and TENANT herein have set their respective signature to this agreement of rent on the day, month and year first above mentioned.


(Mr. Jitendra Gowda)
OWNER


(Mr. Saurav Suman And Mr. Sumit Suman)
TENANT

WITNESSES: