



सत्यमेव जयते

INDIA NON JUDICIAL

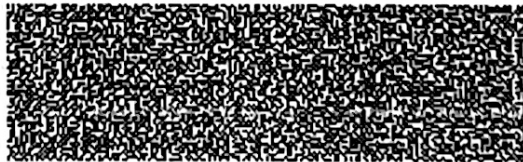
**Government of Karnataka**

Rs. 100

**e-Stamp**

**Certificate No.** : IN-KA84105679318526U  
**Certificate Issued Date** : 15-Nov-2022 03:23 PM  
**Account Reference** : NONACC (FI)/ kacrsfl08/ KORAMANGALA11/ KA-JY  
**Unique Doc. Reference** : SUBIN-KAKACRSFL0873663499833011U  
**Purchased by** : **GAGAN CHAURASIYA**  
**Description of Document** : Article 30 Lease of Immovable Property  
**Description** : RENTAL AGREEMENT  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : SHANKAR LAL SUTHAR  
**Second Party** : **GAGAN CHAURASIYA**  
**Stamp Duty Paid By** : **GAGAN CHAURASIYA**  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)

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## **RENTAL AGREEMENT**

This Deed of *RESIDENTIAL RENTAL AGREEMENT* is made and executed at Bengaluru on this **15<sup>th</sup> day of November two thousand twenty-two (15.11.2022)** by and between: -

**Mr. SHANKAR LAL SUTHAR**, aged about 48 years, S/o. Sri. Prithviraj Suthar, residing at No.404, 'B' Block, Royal Legend Apartment, Kodichikkanahalli Main Road, Bommanahalli, Bangalore. Hereinafter referred to as **LESSOR / OWNER** which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns of the ONE PART.

*[Signature]*

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*[Signature]*

### **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

**A N D**

**Gagan Chaurasiya**

S/O- Mr. Pradeep Kumar Chaurasiya

Aged About 27 Years

Aadhaar No.: 273667321689

**Permanent Address**

Subhash Road, Nowgong

Distt : Chhatarpur (471201)

**Working Address**

DivyaShree Technopolis,

Marathahalli, 560037

Hereinafter referred to as **LESSEE / TENANT**, which term wherever the context permits shall mean and include his successors, representatives and assigns of the OTHER PART.

WHEREAS the LESSOR is the sole and absolute owner in peaceful possession and enjoyment of the schedule premises situated at **Flat No. 201, Building No.50, Marvel Nest, 17<sup>th</sup> Cross, ESI Hospital Road, NGR Layout, Rupen Agrahara, Bommanahalli, Bengaluru - 560068** and the LESSEE **2<sup>nd</sup> Floor** has approached the LESSOR to let out the schedule premises in the on rental basis and the LESSOR has agreed to let out the same under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-**

1. The LESSEE has agreed to pay and stay with a rent of **Rs.8,000/- (Rupees Eight Thousand Only)** per month, exclusive of water and maintenance charges. The LESSEE has also agreed to pay the rent of the month on or before 5<sup>th</sup> day of every succeeding English calendar month regularly.
2. The LESSEE has paid an interest free refundable advance of **Rs.25,000/- (Rupees Twenty-five Thousand Only)** as Security Deposit to the LESSOR by way of Cash. This amount is refundable by the LESSOR free of interest at the time of the LESSEE vacating the premises after the settlement of arrears of rent and dues towards electricity charges. If any damages caused by the LESSEE subject to normal wear and tear to the premises (including maintenance, fittings and fixtures) by getting necessary repairs or replacements done at the time of vacating the premises or paying the estimated amount to the LESSOR to get them done.
3. The LESSEE shall pay **one month rent towards painting charges** at the time of vacating the schedule premises.
4. The date of occupation is **01.08.2022** and the duration of this agreement shall be for a maximum period of **11 (ELEVEN) MONTHS** from the date of occupation and shall be renewed on mutual understanding by both the parties. After expiry of 11 months an increase of **5%** in rent will be made over the existing rent.
5. The LESSEE shall pay an **additional One month rent** if vacated in between the agreement period of 11 months.



6. The LESSEE is not entitled to sublet or underlet the rented portion to any other person, without the consent of the LESSOR in writing.
7. The LESSEE hereby agrees to pay the electricity charges as per the bill received from the concerned board regularly every month.
8. The LESSEE shall pay maintenance charges such as common area electricity bill, water bill, cleaning charges and security charges will be divided and given by the tenants.
9. The LESSEE is not authorized to make any additions or alterations to the schedule premises without the written permission of the LESSOR.
10. The LESSEE shall safely deliver the possession of the schedule premises in good and tenantable condition to the satisfaction of the LESSOR in the same condition subject to normal wear and tear on the expiry or termination of the tenancy.
11. The LESSOR shall pay all existing and future taxes such as house tax or any other taxes levied by the appropriate authorities in respect of the schedule premises.
12. The LESSEE shall not store hazardous and inflammable articles like explosives and petroleum products, except LPG cooking cylinder in the schedule premises.
13. The LESSOR is not responsible for the loss/theft or any damages of any items belonging to the LESSEE.
14. The LESSEE shall not cause any disturbance or interruptions to the neighbors by creating noise and he shall live in good social harmony with the neighbors.
15. The LESSEE and LESSOR hereby agrees to give **1 (ONE) MONTH PRIOR NOTICE** in case of termination of this Rental Agreement before the expiry of duration of this agreement.
16. The LESSEE shall use the premises only for his bonafide **residential purpose** and the LESSEE shall not carry on any offensive trade or business and should not use the schedule premises for any illegal, objectionable or dangerous purpose in violation of any law.
17. The LESSEE is not allowed to keep any type of pet animals in the schedule premises.
18. The LESSEE is not allowed to cook any type of non-veg foods. Non-veg foods are strictly prohibited.
19. The LESSEE agrees that no pictures, posters are affixed to the walls that require the use of nails, hooks, plugs or wall adhesives or any other items which can damage or in any other way deface the walls or furnishings of the said premises, without the permission of the Lessor.
20. The LESSEE shall not take any loan on the security of this agreement or on the schedule house from the Bank or from any financial institutions, if anything is found in future the LESSOR is not responsible for the same.



- 21.The LESSEE shall manage the segregation of waste as dry and wet compulsorily.
- 22.Subject to the provisions mentioned in this agreement, if the Lessee commits any default in the payment of rent for consecutive two months or if there is any breach of any other terms of this agreement by the Lessee, the Lessor shall be at liberty to terminate the lease and take back possession of the scheduled premises immediately without resorting to court proceedings.
- 23.The LESSEE should allow the LESSOR to inspect the schedule premises at reasonable hours subject to prior intimation.

### **SCHEDULE**

RESIDENTIAL PREMISES BEARING **Flat No. 201, Building No.50,Marvel Nest, 17<sup>th</sup> Cross, ESI Hospital Road, NGR Layout, Rupen Agrahara, Bommanahalli, Bengaluru - 560068**, consisting of 1 bedroom, hall, kitchen, bathroom and lavatory.

### **FITTINGS AND FIXTURES**

- |     |              |   |      |
|-----|--------------|---|------|
| (1) | Tube Lights  | - | Nos. |
| (2) | Ceiling Fans | - | Nos. |
| (3) | Geyser       | - | No.  |
| (4) | Wardrobe     | - | No.  |

In witnesses whereof both the LESSOR and the LESSEE have set their respective hands on this day, month and year as mentioned above.

### **WITNESSES:**

1. *Virupaksha Patil*  
*#11, Chennalishwara nagar*  
*Ayyappa nagar. 1st Floor.*  
*Bengaluru - 560036*
2. *Monohar Banejee*  
*#15, c - BM, 2nd stage.*  
*Marjuna*



**LESSOR / OWNER**  
Shankar Lal Suthar



**LESSEE / TENANT**  
Gagan Chaurasiya