



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA20479102986839W
 Certificate Issued Date : 20-Sep-2024 05:39 PM
 Account Reference : NONACC (FI)/ kakscsa08/ CHIKKALLASANDARA/ KA-BV
 Unique Doc. Reference : SUBIN-KAKAKSCSA0889365040785738W
 Purchased by : ASHOK M RAO AND ROOPA RAO
 Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
 Property Description : RENTAL AGREEMENT
 Consideration Price / Others (Rs.) : 4,95,000
 (Four Lakh Ninety Five Thousand only)
 First Party : ASHOK M RAO AND ROOPA RAO
 Second Party : KUSUM SOLANKI
 Stamp Duty Paid By : ASHOK M RAO AND ROOPA RAO
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL LEASE AGREEMENT (RENEWAL) is made this on **1st day of October' 2024 (01/10/2024)**, at Bangalore, between.

Mr. ASHOK M RAO, aged about 58 years, S/o. Late B.R.MADHAVA RAO, & **Mrs. ROOPA RAO**, aged about 50 years, W/o Mr. Ashok M Rao, both are presently residing at #5515, GARLAND LANE, N.PLYMOUTH, MN-55446, USA.

Hereinafter called to as **"LESSORSS/OWNERS"** which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns of the **ONE PART.**

Statutory Alert:

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

AND

KUSUM SOLANKI, aged about 71 years, Aadhaar No: 7710 2228 8628, presently residing at Flat No.A10-501, ELITA PROMENADE APARTMENTS, JP Nagar 7th Phase, Bangalore 560078.

Hereinafter called to as "LESSEE/TENANT" which expression shall mean and include her heirs, executors, administrators, legal representatives and assigns of the OTHER PART.

And whereas the LESSORS have agreed to grant the rental agreement renewal for the further period of 11 months, and The LESSEE has agreed and accept the same of residential Flat # **501, 5TH FLOOR, at A-10 Block, 'ELITA PROMENADE APARTMENT, J.P.Nagar 7th Phase, 18TH Main Road, Bangalore 560 078.** Which is more fully and particularly described in the Schedule hereunder referred as "THE SCHEDULED PREMISES" on the subject to terms and conditions hereinafter set out.

NOW THIS AGREEMENT WITNESSETH:

1. That the LESSORS being legally authorized to let-out the Demised Premises do hereby grant demise and lease unto the Lessee the Demised Premises subject to the covenants, conditions and agreements contained in this agreement.
2. **RENT:** The rent payable by the Lessee for the Schedule Premises shall be a sum of **Rs.45000/- (Rupees forty Five Thousand only)**. Per month excluding the maintenance charges, shall be payable on or before 5th day of every month in advance.
 - a) The Lessee shall agree to pay the monthly maintenance charges and sinking fund towards the schedule premises directly to 'ELITA PROMENADE APARTMENTS OWNERS ASSOCIATION', as per the invoice received from the above said EPAOA, once in three months in advance.
3. **ENHANCEMENT:** The rent payable to the Lessors the Lessee as aforesaid in Clause No. 2 shall be enhanced by 5 % and mutual agreement between the Lessors and LESSEE at the end of 11 months from the date of commencement of this lease.
4. **DURATION:** The Rent shall commence on or from **1st of October' 2024 (01/10/2024)**, 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 to the Lessors a sum of **Rs.2,00,000/- (Rupees Two Lakh only)** by way of Cheque bearing No.000007, drawn on HDFC BANK, PUNE BRANCH, on 03/12/2022, As security deposit,

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at the time of moving in. The same shall be held by the Lessors as Security Deposit during the continuance of the lease and shall be immediately repaid to THE LESSEE free of interest at the end of the period of the lease or earlier termination of the Lease Agreement.

6. **MAINTENANCE CHARGES & ELECTRICITY CHARGES:** The Lessee shall pay Maintenance charges and Electricity charges, directly to the concerned authority, the electricity charges utilized for their use every month during the period of lease without fail.
7. **NATURE OF USE PERMITTED:** The Lessee shall be entitled and permitted to use the Schedule Premises for residential purposes 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. THE LESSEE shall conform to the rules of the "ELITA PROMENANDE APARTMENTS OWNERS ASSOCIATION", running the maintenance and services including club house, swimming pool, gymnasium, etc.
8. **SUBLEASE:** The Lessee shall not be entitled or permitted to assign, or sublet the Schedule Premises or any part thereof or part with the possession of the Demised Property or any part thereof to anybody whatsoever, and also the Lessee shall ensure that the use of the Schedule Premises shall not become a source of disturbance, noise or nuisance to any neighbor.
9. **LESSORS 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 enjoy of the Scheduled Premises without any manner or let, hindrance interruption or disturbance by or from the Lessors, his heirs or by any person of persons claiming through under or in trust for the Lessors or their representatives.
10. **TERMINATION OF THE LEASE:** The lease shall be terminable under all or any of the following circumstances, namely;
 - a) In the event of non-payment of rent by THE LESSEE for a period of three consecutive months.
 - b) In the event of breach by either party of the terms, conditions and covenants hereof.
 - c) By giving one month prior written notice from either parties.
11. **HANDING OVER THE POSSESSION:** The Lessee shall deliver back the vacant possession of the Scheduled Premises to the Lessors immediately upon the expiry of the said term or on earlier termination if any, in good and tenantable conditions, subject to reasonable wear and tear and Should not damage to Wooden furnishings, Electrical fittings and Floors, Walls Windows, Balcony Doors and Glass, upon which the

Lessors shall return the Security Deposit free of interest immediately to THE LESSEE without any delay. In case there are any damages, the Lessors is entitled to adjust reasonable charges towards repairs and replacement and refund the balance deposit.

12. The Lessee shall pay one Month Rent towards the Painting & cleaning charges and damages/dues if any to the Lessors at the time of vacating the Schedule Premises.
13. The LESSORS or his agent shall be entitled to enter upon the schedule premises to inspect the same to satisfy himself that the schedule premises is being used in accordance with the terms of tenancy.

SCHEDULE

Residential flat bearing No. **No.A10-5-01, 'ELITA PROMENADE' APARTMENT, JP Nagar 7th Phase, 18th Main Road, BANGALORE-560 078.** Consisting of 3 Bedrooms with Two attached bath toilet, and one common bath toilet, on 5th floor, with one living cum dining hall, 1 modular kitchen, 2 Balcony, 1 utility, one Covered car parking under the basement.

Fittings and Fixtures:

1. **HALL** → 2 Numbers of Ceiling Fan, Two set of Main Entrance door keys, Mosquito mesh door, and pigeon net provided in the living room balcony, with 5 numbers of ceiling (Hanging) lamps.
2. **KITCHEN cum Utility**→ 1 number of Chimney, Granite slab with sink, Modular Kitchen Cabinets, 2 numbers of Lights with shades.
3. **Utility**→ Granite slab with sink, one number of ceiling lamp.
4. **MASTER BEDROOM**: 4 Numbers of Lights with shades, 1 Number of Ceiling Fan, full set of Wooden Wardrobes with lofts, with locks and 4 set of keys (8) numbers.
5. **Balcony**: Mosquito mesh two doors, with one ceiling Lamp, Pigeon net provided.
6. **Master Bedroom Attach bath toilet**- one number of exhaust fan, one number of electric geyser, one number of shower set, two lamp fittings, wash basin with mirror.
7. **2nd Bedroom**: 2 Numbers of Lights, 1 Number of Fan, computer table, Full set of Wardrobes with lofts, with keys.
8. **Common bath toilet**: 2 number of Lamp fittings, one number of exhaust fan, one number of geyser, wash basin with mirror, shower fittings.

9. **3rd Bedrooms:** 2 numbers of Lights 1 number of ceiling fan, full set of wardrobes with lofts, with door locks, and keys.
10. **ATTACHED BATH TOILET:** 2 numbers of lamps, one exhaust fan, wash basin with mirror, shower fittings, one geyser.
11. **Calling bell**→ 1 no.
12. **Curtain rods**→5 Numbers.
13. **3 numbers of bedrooms keys.**
14. All the wardrobes and inner drawer is having keys→ 2 each, (20 numbers).

IN WITNESSES WHEREOF THE LESSORS AND THE LESSEE have set respective signatures, to this Agreement of the Lease on the day, month herein above mentioned in the presence of the witnesses.

WITNESS:

1.

Raju
No. 28, Friends Ghy
UTTAKOTHI
Bhatkwar-61

(Mr. ASHOK M RAO)

(Mrs. ROOPA RAO)
LESSORS

2.

(KUSUM SOLANKI)
LESSEE