



सत्यमेव जयते

INDIA NON JUDICIAL

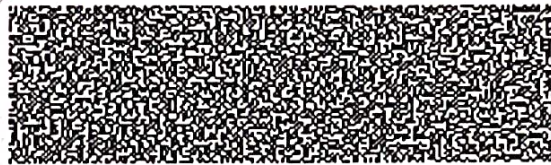
Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA12729105088690W
 Certificate Issued Date : 29-Jan-2024 12:06 PM
 Account Reference : NONACC (FI)/ kacrsfl08/ KUNDANAHALLI1/ KA-SV
 Unique Doc. Reference : SUBIN-KAKACRSFL0889249835427727W
 Purchased by : KANTHARAJA
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MURALI A
 Second Party : KANTHARAJA
 Stamp Duty Paid By : KANTHARAJA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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RENTAL AGREEMENT

This Rental Agreement is made and executed at Bengaluru on this 29th day of January Two Thousand and Twenty-Four (29-01-2024) W.E.F 01/04/2023 by and between: -

Mr. MURALI. A, son of Late Ashwath Narayana Reddy, residing at #Door No.8, Dream Meadows Layout, Near Ryan International School, ITPL Main Road, Kundalahalli, Bengaluru, Karnataka-560037, hereinafter called the OWNER / LESSOR which expression shall unless repugnant to the meaning or content thereof, mean and includes his successors-in-title and assigns on the ONE PART.

Statutory Alert:

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

Mr. KANTHARAJA, aged 32 years, S/o Ramakrishna, resident of Mathur, Shivamogga, Karnataka, Mobile No.9591401535, hereinafter called the TENANT / LESSEE which expression shall unless repugnant to the meaning or content thereof, mean and includes their successors-in-title and assigns on the OTHER PART.

WITNESSES AS FOLLOWS:

Whereas the OWNER / LESSOR is the sole and absolute owner of the residential premises situated D-1, 2nd Cross, Murali Ashwath Reddy Building, Backside Government School, Kundalahalli Village, Bengaluru, Karnataka-560037, hereunder and hereinafter referred to as the "SCHEDULE PROPERTY".

- Accordingly, this Agreement Witnesses that the Lessee hereby agrees to take the Schedule property on the terms and conditions hereinafter mentioned.

1. Duration:

The duration of the Lease will be initially for a period of maximum 12 months commencing from 01/04/2023 to 31/03/2025 and is subject to renewal for a further period of 12 months on mutual agreeable terms.

2. Rent:

The monthly rent payable by the Lessee to the Lessor for the Schedule property shall be Rs. 8,300/- (Rupees Eight Thousand Three Hundred Only) |. Rent shall be payable on or before 10th day of every month. Monthly rent will be increased @ 5% on the last paid rent, after expiry of every 11 months.

3. Security Deposit:

An interest free Security Deposit of Rs. 20,000/- (Rupees Twenty Thousand Only. by way of cash. The same will be refundable by the Lessor to the Lessee while vacating the schedule property, after deducting any arrears in rental, maintenance and electricity for the mentioned period.

4. Electricity Charges: -

The Lessee shall maintain the Schedule property in a state of good order and condition. The cost of electricity based on usage and as charge by BESCOM will be borne by the Lessee himself.

5. Property Tax:

The property tax and all other taxes, rates, ceases, assessments, duties and other outgoing payables hereinafter in respect of the schedule property to the Municipal Corporation or any other authority of Government shall be borne by the Lessor.

6. Internal Maintenance:

The Lessee shall maintain the Schedule property in a state of good order and condition and shall not cause any damage or disfigurement to the schedule

property or to any fittings and fixtures therein always, except arising out of normal wear and tear, earthquake, flood, act of God or other irresistible forces. Any damages caused by the Lessee shall be made good by the Lessee or an equivalent amount may be deducted from the security Deposit at the time of vacating the schedule property.

7. Additional & Alterations:

The Lessee shall not be entitled to make any addition to the Schedule property, which involves structural changes without the written consent of the Lessor. The Lessee shall however be entitled to fix telephones, etc. The Lessee shall be entitled to remove the same at the time of vacating the schedule property and shall be made good to the satisfaction of the Lessor.

8. Usage:

The Lessee shall use the schedule property only for Residential purpose. The Lessee shall not keep or store in or upon any part of the Schedule premises any goods of combustible or explosive nature, except those used for cooking purposes. The scheduled premise is a non-smoking premise and in no circumstances, the Lessee allowed/shall be allowed smoking inside the scheduled premise. Tenant will not put any type of nail/screws in the walls of the scheduled premises. Dogs and other pets are not allowed in this place.

9. Bar on Sub Let:

The Lessee shall not sublet, assign, underlet or part with the possession of the Scheduled Property without the permission of the Lessor in writing.

10. Inspection:

The Lessee shall permit the Lessor or his designated representatives, during reasonable hours in the day time and up in making prior appointment with the Lessee to inspect the schedule property and will permit the Lessor to carry-out such works within the property, which are required for the general upkeep of the property.

11. Termination / Expiry / Revocation of the Lease:

1. The Agreement shall be liable to be terminated by either the Lessee or the Lessor by giving One month's written notice. If the Lessee commits breach of any terms mentioned in the agreement, Lessor shall have right to terminate the tenancy. The security deposit will be refundable by the Lessor to the Lessee at the time of vacating the schedule property, after deducting as mentioned in clause-3.
2. In case the monthly rent will be pending consecutively for two months then it is sole discretion of the landlord/lessor that he can restore the possession and put his locks on the said premises by terminating this present deed after deducting the arrear of rent, electricity bills and other charges out of the said Security Deposit and the tenant will have no objection therein.

12. Extension:

After the expiry of eleven months period of lease, the lease may be extended for further period at the sole option of the Lessor on such fresh terms and conditions agreed there upon, provided however, a notice of at least one month prior to the expiry of the present lease be given in writing by the Lessee to the Lessor for the termination of the rent agreement.

13. Painting / Cleaning Charges:

The Lessee has agreed to pay an amount equivalent to one month's rent towards the painting and cleaning charges of the house at the time of vacating the schedule premises or the Lessor is entitled to deduct the amount from the security deposit and the tenant/lessee will have no objection therein.

14. Jurisdiction:

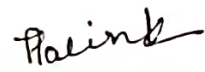
Any suit or proceeding out of this agreement shall be instituted at the Law courts of Bengaluru.


SCHEDULE PROPERTY

All that part and parcel of property i.e., 1 BHK at situated at # D-1, 2nd Cross, Murali Ashwath Reddy Building, Backside Government School, Kundalahalli Village, Bengaluru, Karnataka-560037 with water, electricity and facilities.

IN WITNESS WHEREOF the parties have executed this agreement in the presence of the witnesses attending:

WITNESSES:

1. 


(OWNER / LESSOR)

2. 

Kantharaja S.R.
(TENANT / LESSEE)