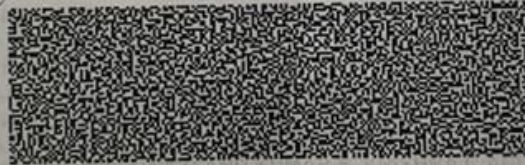
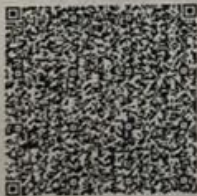


**Government of Karnataka**



Certificate No.	: IN-KA86403459286975R
Certificate Issued Date	: 02-Apr-2019 12:05 PM
Account Reference	: NONACC (FI)/ kacrsf108/ INDIRA NAGAR1/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0803379581893452R
Purchased by	: KRISHNA C AND KUMAR S
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KRISHNA C AND KUMAR S
Second Party	: MANOJ KUMAR ARUNAVA BHATTACHARJEE JITESH MIDDHA
Stamp Duty Paid By	: KRISHNA C AND KUMAR S
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



## RENTAL AGREEMENT

This RENTAL AGREEMENT is made and entered into, is effective from 02-04-2019 at Bangalore by:  
Kumar S, aged about 32, presently residing at #2098, 3<sup>rd</sup> floor, 14<sup>th</sup> main, 5<sup>th</sup> C cross, HAL 3<sup>rd</sup> Stage,  
Kodihalli, Bangalore - 560075 Mob: 9945074643 AND Krishna C aged about 34, presently residing at  
#31 Harsha Layout, Subbayana playa, Bangalore - 560033 Mob: 9945169969 hereinafter called the  
LESSOR which term shall mean and include his heirs, executors, administrators, legal representatives and  
assigns OF THE ONE PART

AND

### Statutory Alert:

- Statutory Alert:**
1. The authenticity of this Stamp Certificate should be verified at "[www.shcilestamp.com](http://www.shcilestamp.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.

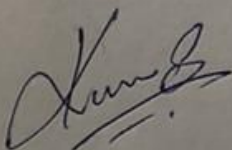


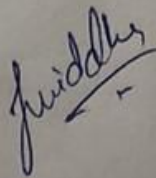
7. The LESSOR shall be entitled to evict the LESSEE if he commits default or irregularity in rental payment.
8. That the LESSEE understands that they shall not store in the demised premises anything which is offensive in nature, hazardous or inflammable or is likely to be a nuisance or danger, or diminish the value or the utility of other apartments. In the event of such default the tenants shall be liable for any loss, damage that other co-owners or tenants of the other portion of the building may suffer or be put to on account of the breach of the obligations contained in this clause by the tenant.
9. That the LESSEE further declares that no pets, birds and animals shall be allowed inside the premises.
10. The LESSEE shall not cause any damage to the fixed fixtures on the rented building and its premises and installations, and in case of any such damage, the LESSEE shall be liable to repair and replace the damaged subject to wear and tear.
11. It is hereby agreed that One- month notice on either side is required for the termination of the tenancy and the notice has to be given on the 1<sup>st</sup> of the month.
12. In the event of LESSEE fails to give notice of 1 months for termination of lease to LESSOR. The LESSEE should give one month rent to the LESSOR.
13. Both the parties shall mutually extend this lease on the expiry of the lease period on the fresh terms and conditions mutually agreed upon.
14. After expiry of 11 (Eleven months) the tenant is herein agreed to pay 5% on increase in the enhancement of existing rent.
15. The LESSEE must handover the house to the LESSOR at the time of vacating as taken over by him in good condition in all respects. Any damages to the property or fittings etc. Is to be repaired and replaced at the time of vacating the premises. The tenant shall pay Rs. 10,000/- (Rupees Twenty Thousand Only) as painting charges Else LESSEE shall do the painting at the time of vacating the premises.

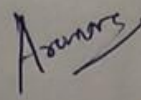
**Schedule:**

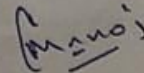
All that part of residential apartment bearing No.231, Flat no 102, 1<sup>st</sup> Floor, 5<sup>th</sup> Cross, Domlur, Bangalore – 560071, near Vijaya bank consisting of, Two Bedrooms with attached toilets with fittings, Hall, Fully Modular Kitchen with Chimney, Dining Hall,, measuring an extent of 1250sq.ft along with list of fittings and fixtures.

IN WITNESS, WHEREOF the Parties have set their hands at 02-04-2019 on the day, month and the year above written and signed this Deed after going through its contents, out of free will and consent, in the presence of the following witnesses.

  
K. S. Srinivas

  
J. S. Srinivas

  
A. S. Srinivas

  
P. S. Srinivas



Mr. MANOJ KUMAR, Permanent address: No: # VPO behdala, Tehsil Una, Himachal Pradesh 174306, Working in: Cogoport, 91 springboard, George Thangaiah Complex, 80 feet road, near CV Raman nagar hospital, Indiranagar Bengalore 560008,

Mr. ARUNAVA BHATTACHARJEE, Permanent address: No: # 99 Joynagar/Dashamighat road, Snehamayee Ashram Lane, Agartala, West Tripura 799001, Working in: Cogoport, 91 springboard, George Thangaiah Complex, 80 feet road, near CV Raman nagar hospital, Indiranagar Bengalore 560008,

Ms. JITESH MIDDHA, Permanent address: No: #2/19 Dilbagh Nagar, Extn Jalandhar Punjab 144002, Mob:9914355885 Working in: Cogoport, 91 springboard, George Thangaiah Complex, 80 feet road, near CV Raman nagar hospital, Indiranagar Bengalore 560008, hereinafter called the "LESSEE" which term shall mean and include their successors, administrators, executors, legal representatives and assigns OF THE OTHER PART

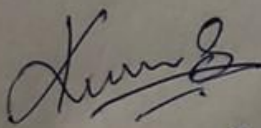
WHEREAS the LESSOR is the absolute owner of the Flat No:102, 1<sup>st</sup> Floor, No. 231, 5<sup>th</sup> Cross, Domlur, Bangalore – 560071, near Vijaya bank, measuring an extent of 1250 SFT more fully described in the schedule hereunder hereinafter referred as "RENTED FLAT". AND WHEREAS the LESSOR has agreed to let out the above referred "RENTED FLAT" on rental basis to the LESSEE on the terms and conditions hereinafter contained.

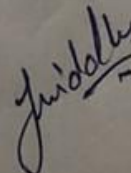
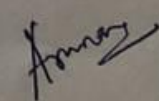
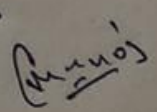
#### NOW THIS RENTAL DEED WITNESSES AS FOLLOWS:

That in consideration of the rent & the amenities charges reserved and the covenants hereinafter contained, the LESSOR hereby demises the "Rented Flat" to the lessee herein for a period of 11months, commencing from 03-04-2019, extendable by mutual consent

That the LESSEE hereby covenants with the LESSOR in the following manner:

1. The LESSEE shall pay a monthly rent of Rs. 43,000/- per month (Rupees Forty Three Thousand Only) including of maintenance and electricity on or before 5<sup>th</sup> day of every month, starting from 03-04-2019. Pay and Stay basis.
2. The LESSEE shall transfer the amount through ECS (Electronic Clearing Service) to  
Account No : 50100260154230  
Name : Anil K S  
Bank : HDFC Bank  
Branch : 14<sup>th</sup> Main Indira Nagar  
IFSC Code : HDFC0004260
3. The LESSEE has herein has deposited a sum of Rs. 80,000/- (Rupees Thirty Six Thousand Only) as a security deposit to the LESSOR. The said Security deposit will be refunded with no interest to the LESSEE on vacating premises in good condition with all amenities and appliances in working condition at the time of handing over.
4. The Tenancy shall be from the month according to English Calendar commencing from 03 April 2019 for a period of 11 (Eleven) months subject to renewal on mutual agreement thereafter.
5. The LESSEE shall use the premises for residential purposes only. The LESSEE shall not sublet or underlet the said portion or thereof to any third party without the written consent of LESSOR.
6. The LESSOR shall be entitled to inspect the house at any reasonable time with prior notice.

  
C. K. K. K.

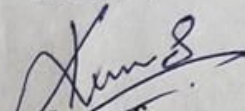
  

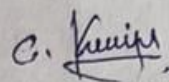
IN WITNESS, WHEREOF the Parties have set their hands at 02-04-2019 on the day, month and the year above written and signed this Deed after going through its contents, out of free will and consent, in the presence of the following witnesses.

**WITNESSES:**

1.

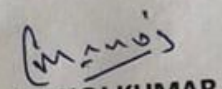
**LESSOR (OWNER)**

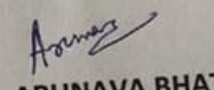
  
Kumar S

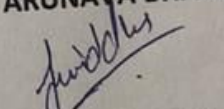
  
Krishna KC

2.

**LESSEE (TENANT)**

  
MANOJ KUMAR

  
ARUNAVA BHATTACHARJEE

  
JITESH MIDDHA