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INDIA NON JUDICIAL

Government of Karnataka

Rs. 200

e-Stamp

Certificate No.	:	IN-KA61829481161815T
Certificate Issued Date	:	25-Nov-2021 11:46 AM
Account Reference	:	NONACC (FI)/ kacrsfl08/ BANASWADI1/ KA-BN
Unique Doc. Reference	:	SUBIN-KAKACRSFL0873240660855358T
Purchased by	:	FRANCIS SELVARAJ
Description of Document	:	Article 30 Lease of Immovable Property
Description	:	RENTAL AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	FRANCIS SELVARAJ
Second Party	:	NAGESH KUMAR MISHRA
Stamp Duty Paid By	:	FRANCIS SELVARAJ
Stamp Duty Amount(Rs.)	:	200 (Two Hundred only)

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For BHARATAPATHA
Dr. B.R. AMBEDKAR SC/ST
Multipurpose Co- Operative Society Limited

FRANCIS SELVARAJ
IN-KA61829481161815T
RS. 200
25-NOV-2021 11:46 AM

RENTAL AGREEMENT

This Agreement of Rent is made and executed on this 25th Day of November and effective from 1st Day of November 2021 at Bangalore,

Nagesh

By:

MR. FRANCIS SELVARAJ,
Son of Mr. C. P. Selvaraj,
Aged about 50 years,
Office at: No.5C/501, George Court,
5th A Main, HRBR Layout, 2nd Block,
Kalyan Nagar, Bangalore – 560043
PAN No. ATOPS0660H

Hereinafter called the "**LESSOR**" (which expression where the context so admits, mean and include her heirs, executors, successors, administrations, legal representatives and assigns) of the one part.

and Between:

MR. NAGESH KUMAR MISHRA
Husband of Kavya Upadhyay
Son of Mr. Suryabali Mishra
Residing at: House No. 158
BanpurwaSamadhaKhas
Ugapur, SantRavidas Nagar
Bhadohi, Uttar Pradesh-221301

Hereinafter called the "**LESSEE**" (which expression shall where the context so admits, mean and include theirheirs, executors, successors, administrations, legal representatives and assigns) of the other part.

WITNESSETH AS FOLLOWS:

WHEREEAS, Lessor is the sole and absolute owner of the immovable Property bearing Flat No. 102 (First Floor), Building Name as "Esther Radiance"situated at No.429/2, 4th Cross Road, Ex-Servicemen Colony, Banaswadi, Bangalore 560043, and whereas the lessee who is in need of house premises for use of above premises has approached the lessor for the grant of lease of the aforesaid premises for a period of Three (03) years, on a monthly rental of Rs. 22,050/- (Rupees TwentyTwoThousand Fifty Only).

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NOW THEREFORE THIS AGREEMENT OF HOUSE RENT WITNESSETH AS FOLLOWS:

That in Pursuance of foregoing and in consideration of the mutual covenants, the Lessor hereby grants and the Lessee hereby accepts the Rent of the SCHEDULE PREMISES, FOR THE SAID PERIOD OF Three (03) Years, on a monthly rental of Rs. 22,050/- (Rupees Twenty Two Thousand Fifty Only) on the following terms and Conditions here in after appearing:

1. RENT:

   The Rent Payable by LESSEE to the LESSOR in respect of the schedule Property shall be Rs. 20,050/- (Rupees Twenty Two Thousand Fifty Only) per month. The monthly rent to be transferred by NEFT/RTGS to the Account Name:Esther Enterprises,CurrentAccount No.734010200000523,Axis Bank, Kalyan Nagar Branch, IFSC Code: UTIB0000734The Rent payable as above shall be paid on or before 7th day of English Calendar Every Month.

2. MAINTANANCE :

   The Lessee Shall Pay to the leaser a monthly Common Maintenance expenses incurred every month and equally divided by all tenants. The actual cost of MonthlyCommon Maintenance charges, which willinclude Elevator yearly renewal and other misc charges / Common Electrical Charges / Security Wages / Common House Keeping Charges / Common Water Charges / Garbage Collection Charges.

3. PERIOD:

   The period of Lessee shall be (03) three years, commencing from 01st November2021, which may be renewed for a further period at the option of the Lessor/Lesse provided the Lessee when exercising such portion increase the rent by 5% on the rent payable at the agreement expiry time.

4. Escalation:

   Rent shall be escalated by 5% after every 12 months and Lessee shall pay the rent according to the revised rent amount.

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5. Sub-Letting:

The Lessee shall not without the written consent of the Lesser, sublet or part with possession of the whole or any portion/s of the schedule premises to any third party/s.

6. Structural Alterations:

The Lessee shall not carry out any major works of alterations or re-constructions in or upon the schedule premises without the written consent of the lessor.

7. Repairs And Maintenance:

The Lessee shall keep the schedule premises in good and tenantable condition and for this purpose, shall carryout minor repairs to electrical, water supply and sewage installations in the schedule premises at his own cost.

8. Electricity and Water charges:

The leasee shall pay and discharge regularly, the electricity in respect of the schedule premises as and when levied by the authorities without default and further hereby undertakes to keep the lessor indemnified in the event of any arrears with regard to the said charges.

9. Prior Notice:

The Lessee hereby undertakes that he shall, in the event of earlier termination of this agreement or intention of vacating the schedule premises, give notice in written to the lessor **2 months** of prior to vacating the premises.

10. Garbage:

Garbage disposal should be followed by Lessee as per the rules of "Esther Radiance".

11. Main gate timings:

Gate will be open from 06:00hrs to 22:30hrs. Any time post that, the lessee shall open the main gate with his own key.

12. Common Area:

lessor should not misuse the common Area's and should not drink, dirty and make noise.

13. Inspection:

The Lessor shall at all reasonable times, after due notice to him, from the lessor, give inspection of the schedule premises to the lessor or his authorized agent/s.

14. Lessor's Covenants:

The Lessee shall be entitled to hold, possesses and enjoy the schedule premises during the period of lease, without any interference or disturbance by the lessor or any person/s claiming to be under or in trust for him.

15. Lessees Covenants:

The Lessee covenants with the lessor that he will pay the rent on time and perform the obligations as per the terms of this agreement. The Lessee further covenants and undertakes, that he will not use the schedule premise for any illegal or unlawful activities prohibited under law. And the Lessee shall not create any nuisance within the premises which disturbs the peace and harmony of the neighbors during the period of lease, and if any such situation arises, the lessor is free to take necessary legal action and if needed terminate this lease agreement without prior notice.

i) The Lessee is not allotted with any car parking.

16. Delivery Back:

The Lessee shall deliver back the vacant possession of the Schedule Premises to the Owner immediately upon the expiry of the said term to early termination if any, in good and tenantable conditions, upon which the lesser shall return the security deposit free of interest immediately to the Lessee without any delay.

The Lessee shall not carry any structural alternative or addition to the schedule premises without the written consent of the Lesser. And the Lessee shall not do any damages to the rented premises and incase the Lessee does any damages to the Building or to the Building or to

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the fittings and fixtures , then the Lessee shall make good by his own cost to the satisfaction of the Lesser.

17. Painting and Repair Charges:

The Lessee have to repair and paint the House before vacating the premises and handover in the same condition as received on day one. In case of the Lessee is not in the position to repair and paint, the Lessee have to pay the actual repair cost above one month rent towards painting charges to the Lessee.

SCHEDULE

Immovable FlatBearing No. FLAT No. 102 (First Floor), Building Name as "Esther Radiance" situated at No.429/2, 4th Cross Road, Ex-Servicemen Colony, Banaswadi, Bangalore 560043,consisting of Two bedrooms, Two bathrooms, One hall, One dining and One kitchen.

Living Room	Curtain Rod with Holder – 1 No Ceiling Fan - 1 No Tube Light – 1 No
Bath Room (Near Dining Room)	Towel Road – 1 No Mirror – 1 No Corner Shelf – 1 No Soap Tray – 1 No Exhaust Fan - 1 No
Children Room	Tube Light – 1 No Fan – 1 No Curtain Rod – 2 Nos CFL – 1 No Door Magnetic – 1 No Cub Board – 1 No
Dining Hall	Fan – 1 No Curtain Rod – 1 No Tube Light – 1 No
Master Bedroom	Curtain Road – 1 No Fan – 1 No Tube Light – 1 No Door Magnetic – 1 No Cub Board – 1 No
Kitchen	Modular kitchen with fully furnished, Chimney, Tube Light -1 No.

Utility Area: Washing machine point and gas cylinder line.

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WITHESS WHEREOF, The lessor and the Lessee have set their respective hands and signatures to this agreement of lessee have on the date first above mentioned.

WITNESSE:

1. Ganesh Kowary
Kalyan nagar
Bangalore - 560043

2. KAVYA
Upadhyay.

LESSOR

Nagesh

LESSEE