



सत्यमेव जयते

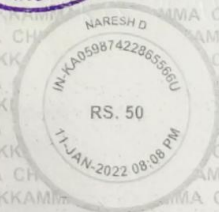
INDIA NON JUDICIAL

## Government of Karnataka

Rs.

e-Stamp

Certificate No. : IN-KA05987422865566U  
 Certificate Issued Date : 11-Jan-2022 08:08 PM  
 Account Reference : NONACC (FI)/ kacrsf08/ MUNNEKOLALA/ KA-BA  
 Unique Doc. Reference : SUBIN-KAKACRSFL0855223890229952U  
 Purchased by : NARESH D  
 Description of Document : Article 30 Lease of Immovable Property  
 Description : RENTAL AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : CHIKKAMMA  
 Second Party : NARESH D  
 Stamp Duty Paid By : NARESH D  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line

### RENTAL AGREEMENT

This Agreement of Rent is made and executed at Bangalore on this **11<sup>th</sup> day of January 2022, (11-01-2022)** by and between.

**Smt. CHIKKAMMA**, No.7, 20th Main, BTM 1st Stage, Thavarekere, Bangalore-560 029. **Hereafter** called the **OWNER** of the **ONE PART**

#### 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.



**Mr. NARESH D**, No.7, Ground Floor, 20th Main, BTM 1st Stage, Thavarekere, Bangalore-560 029. Hereafter called **TENANT** of the **OTHER PART**.

**WHEREAS:** -The OWNER is the sole and absolute owner of the premises bearing, **No.7, Ground Floor, 20th Main, BTM 1st Stage, Thavarekere, Bangalore 560 029**. This is further described as the schedule hereunder and hereafter referred to as the schedule premises.

WHEARES at the request of the TENENT, the OWNER has agreed to let out the schedule premises on rental basis and such terms and conditions set forth hereunder.

- This rental agreement have been renewed for a period of ELEVEN MONTHS from **01-04-2021** after expiry of the same, the agreement shall be renewed if needed and fresh agreement will be entered on mutually accepted conditions.
- The TENANT has agreed to pay a monthly rent of **Rs. 14,000/- (Rupees Fourteen Thousand only)** per month by cash/net banking/cheque on or before 5th of every succeeding month without fail. It is also agreed mutually that the monthly rent will be enhanced by 10% after completion of every Eleven months.
- The TENANT has paid a sum of **Rs. 50,000/- (Rupees Fifty Thousand only)** by NEFT to the OWNER as SECURITY DEPOSIT which is refundable without interest at the time of vacating the premises. The dues if any will however be adjusted from the security deposit.
- The TENANT shall pay the Electricity & Water charges to the concerned department every month.
- The TENANT shall keep the premises in neat and clean condition and shall not alter/modify/add or damage the structure of the premises.
- Whereas the lessee use the schedule premises for Residential Purpose only and should not use for any illegal or immoral purposes.
- The TENANT shall make use of the schedule premises let out to him for residential purpose and shall not sublet/part with possession of amenities for the premises to any other person/s. The TENANT shall not use the premises for any commercial or unlawful activities.



- The TENANT shall allow the owner to inspect the schedule premises at all reasonable hours during the currency of agreement with prior intimation.
- Failure to pay the rent for the consecutive two months will be construed as breach of contract and owner shall have the right to evict the TENANT from the schedule premises without a notice served and also claim damages.
- It is mutually agreed by the TENANT and the OWNER that Two month's prior notice is mandatory for vacating or self-occupation of the schedule premises.
- The TENANT is fully responsible for the up-keep and maintenance of the premises including the sanitary, electrical and wooden fittings and fixtures, flooring. For damages if any caused during the tenancy, the repair shall be deducted from the security deposit, if the damages are left unattended by the TENANT at the time of vacation as it was at the time of occupation.
- Painting charges will be deducted from security deposit at the time vacation of premises. (one month rent)

#### **SCHEDULE**

All that piece and parcel of the premises bearing, **No.7, Ground Floor, 20th Main, BTM 1st Stage, Thavarekere, Bangalore-560029**. Accommodation Consisting of:-One Hall, One Kitchen, One Bedroom, Bathroom & Toilet, having Electricity & Water facility R.C.C. Roofed Building.

In Witness Where OF the above named Owner and Tenant has affixed their respective signature to this agreement on the day, month and year first above written.

WITNESSES:

1. *Balaran*

*chikkamma*  
OWNER

2. *N. Shanthi Kumar*

*N. Shanthi Kumar*  
TENANT