



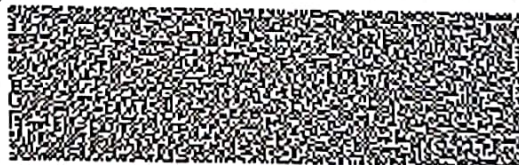
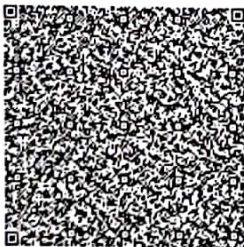
सत्यमेव जयते

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Government of Karnataka

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Certificate No. : IN-KA27052431839433R
 Certificate Issued Date : 12-Jan-2019 11:34 AM
 Account Reference : NONACC (FI)/ kacrsfl08/ KORAMANGALA5/ KA-BA
 Unique Doc. Reference : SUBIN-KAKACRSFL0888662108243163R
 Purchased by : VADIVELU GOVINDA CHETTY
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : VADIVELU GOVINDA CHETTY
 Second Party : NITIN SUJAY SRIVASTAVA AND OTHERS
 Stamp Duty Paid By : VADIVELU GOVINDA CHETTY
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

THIS **RENTAL AGREEMENT** is made and executed on this the 12th day of January 2019 **Effective from 09.10.2018** at Bangalore by and between:-

Mr. VADIVELU GOVINDA CHETTY residing at Goral Chinnappa Chetty Colony, Chinna Bargur, Krishnagiri District, Tamil Nadu, K V Marichetty, 32/34, GHS Back Side, Bargur. Hereinafter referred to as the "**OWNER / LESSOR**" of the **ONE PART, AND**

[Signature of VADIVELU GOVINDA CHETTY]

[Signature of NITIN SUJAY SRIVASTAVA AND OTHERS]
 Nitin Kumar
 Sujay

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "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.

1. **Mr. SUJAY SRIVASTAVA**, S/o. Sanjay Kumar Srivastava, Deepnagar, Gulzaarbagh Patna City, Bihar-800008
2. **Mr. NITIN KUMAR**, s/o. Mr. Jagadish Chandra Gupta, residing at 1405, Durga Vihar Naubasta Banba Kanpur, UP-208021.
3. **Mr. ADITYA VARDHAN SINGH**, s/o. Mr. Rajesh Kumar Vats, residing at Sector-4, Gomti Nagar Extension, Lucknow-226010. U.P.

Hereinafter collectively called the "**TENANT/LESSEE**" of the **Other Part**

The term owner and tenant where ever the context so required or admits and include their respective legal heirs, executors, administrators and permitted assigns.

Whereas the Lessor is the sole and the absolute owner of the property located at **A504, SRIRAM SMARUDDHI, Sy.No. 67/68, Thubarahalli, Ramagundanahalli Post, Varthur road, Bangalore** morefully described as scheduled premises and whereas the Lessee approached the Lessor to let out the said schedule premises and the Lessor had agreed to do so on the following terms and the conditions maintained hereunder.

WITNESSETH AS FOLLOWS:

1. The duration of rent shall be for **11 months** and is **effective from 09.10.2018**. The Tenant shall use the premises for residential purpose.
2. The Tenant shall pay a monthly rent of **Rs.28,000/(Rupees twenty Eight thousand only)** to the Owner on or before 05th of every English calendar month.
3. The Tenant has paid a sum of **Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only)** to the Owner as security deposit by way of cash and the owner hereby agree to refund the said amount free from interest at the time of the Tenant vacating and delivering the said premises in the same condition in which it was let-out or on termination of this agreement and after deducting any dues payable if any, by the Tenant to the Owner.
4. The Tenant shall keep the premises in good and tenantable condition without causing any damage to the building, walls, fittings or fixture (other then normal wear and tear).
5. The owner shall allow the tenant peaceful possession of and enjoyment of the premises during the continuance of tenancy provided the tenant act upto the terms of this agreement of this tenancy,
6. The Tenant shall not make any structural alterations to the premises without permission of the Owner. If any damages have been done, the cost of the repair shall be borne by the Tenant or else the Owner shall deduct the said amount from the security deposit amount.




Aditya Singh
with Kumar
Sujay

7. The Tenant shall not use the premises for any offensive or objectionable purposes. The tenant hereby agrees not to store any hazardous items in the schedule premises.
8. The Tenant shall allow the owner to inspect the schedule premises at reasonable hours and upon prior intimation to the Tenant by the Owner.
9. The Tenant also undertakes not to sublet, underlet or sublease the schedule property to any person and in case if they attempt to do so, the owner is entitled to take, possession immediately.
10. The Owner shall have the right to terminate the tenancy if the tenant fails to pay the rents regularly for a consecutive period of two months or commits breach of any of the terms herein mentioned and take possession of the premises.
11. The tenant shall pay the electricity and other utility charges and day-to-day maintenance of the premises and common areas charges separately. The owner shall pay the property tax, water and sewerage tax and any other taxes and rates as may be applicable.
12. The Lessee shall keep the interior of the said premises and the fittings and fixtures including electrical, sanitary and plumbing therein in good and usable condition subject to normal wear and tear. The Lessor shall be responsible for carrying out any major repairs when needed in the said premises whether external or internal including of the electrical, sanitary and plumbing systems, windows, floors, plasters, tiles and shall keep the said premises in proper repair at his own cost.
13. Either of the parties shall give one month's advance notice for vacating the premises or for termination of the agreement.
14. On expiry of the tenancy period it can be further renewed further with mutual consent of both the parties with an increment of 5% on the existing rent. The said premises shall be used only for the purpose as a residence for **Mr. SUJAY SRIVASTAVA, Mr. NITIN KUMAR, Mr. ADITYA VARDHAN SINGH**

IN WITNESS WHEREOF the OWNER and the TENANT have signed this RENTAL AGREEMENT on the day, month and year first above written.

Witnesses:

1.  (K.V. MARICHETTY)

OWNER

2.


TENANTS