



सत्यमेव जयते

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Certificate No.	IN-KA47664280306838P
Certificate Issued Date	13-Dec-2017 03:00 PM
Account Reference	NONACC (FI)/ kaksfcl08/ BOMMANAHALLI/ KA-BN
Unique Doc. Reference	SUBIN-KAKAKSFCL0847454339372932P
Purchased by	NITU KUMARI
Description of Document	Article 12 Bond
Description	RENTAL AGREEMENT
Consideration Price (Rs.)	0 (Zero)
First Party	VINAYAKA K
Second Party	NITU KUMARI
Stamp Duty Paid By	NITU KUMARI
Stamp Duty Amount(Rs.)	50 (Fifty only)

For Sri Virat Multipurpose Souharda
Co-Operative Limited



Please write or type below this line.....

RENTAL AGREEMENT

This Rental Agreement is made and executed on this 13th day of December 2017, (13-12-2017) by and between:

Mr. VINAYAKA. K,
S/o. Kalappa,
Aged about 46 years,
No. 34/1, Katha No. 111/3, 8th Cross,
Hosapalya, Bangalore – 560 068.
Ph: 9845633357.

Hereinafter referred to as the **OWNER: LESSOR** of the one part and in favour of:

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

Ms. NITU KUMARI,
D/o. Raj Kishor, Jaiswal, Khairapur Bazar,
Naugachhia, Bhagalpur, Bihar – 853204.
Mob: 8184883734

Hereinafter referred to as the **TENANT: LESSEE** of the other part:

Whereas the terms both the Lessor and Lessee shall mean and include their respective heirs, executors, legal representatives, administrators and assigns.

Whereas the Lessor is the sole and absolute owner of the schedule premises situated at **No. 34/1, Katha No. 111/3, 8th Cross, Hospitalya, Bangalore – 560 068.** Whereas the Lessee approached with the Lessor to let-out the schedule premises on rental basis, and the Lessor has agreed to let-out the schedule premises under the following terms and conditions:-

1. The Lessor agreed to let out the schedule premises to the Lessee on a monthly rent of **Rs. 6,000/- (Rupees Six Thousand only)** per month, the Lessee has agrees to pay the same to the Lessor regularly.
2. The Lessee hereby agrees to pay the above rent by on or before the 15th day of English calendar month.
3. The Lessee should use the said schedule premises for **Residential** purpose only and should not use for any illegal; or immoral purpose.
4. The Rent will be for a period of **11 (Eleven) months** commencing from **01-12-2017**, but it can be extended by mutual consent with **5%** enhancement in the existing rent.
5. The Lessee should not sub-let or under-let the schedule premises to any person without written permission from the Lessor.
6. The Lessee should use the schedule premises in good and Tenantable conditions without breakages of any fixtures & fittings, if the Lessee causes any damage; the Lessor is allowed to deduct a mutually agreed amount from the Lessee's deposit.
7. The Lessee has paid a sum of **Rs. 30,000/- (Rupees Thirty Thousand only)** as Security Deposit. The same amount will be refundable at the time of termination of the lease and this amount shall not carry any interest.
8. The Lessee hereby agrees to pay Electricity and Water charges to the concerned authority without arrears during this tenancy period.

9. The Lessee shall vacate the schedule premises on a **1 (One) month** notice from the Lessor. Similarly the Lessee can vacate the schedule premises after giving **1 (One) month** notice to the Lessor.
10. The Lessee shall get the premises PAINTED at the time of vacating the premises failing which the cost will be deducted **ONE MONTH RENT** out of the security deposit.
11. And whereas the Lessor or his subordinates or agents is at full liberty to inspect the rented premises at any reasonable hours.

SCHEDULE

Residential premises situated at No. 34/1, Katha No. 111/3, 8th Cross, Hosapalya, Bangalore – 560 068. Accommodation of One Hall, One Bedroom, Kitchen, Attached Bathroom, Toilet, having Electricity & Water facility, R.C.C. Roofed building in Second Floor.

Fittings & Fixtures:	1. Ceiling Fans	-	2 Nos.
	2. CFL Bulbs	-	4 Nos.
	3. Geyser	-	1 No.

IN WITNESS WHEREOF the above named parties Lessor and Lessee have affixed their signatures to this rental agreement made on the day, month and year first above written at Bangalore.

WITNESSES:-

1. Ajitesh Raj

KVINA KARA

OWNER: LESSOR

2. Maheenendla

Nilu Kumar

TENANT: LESSEE