

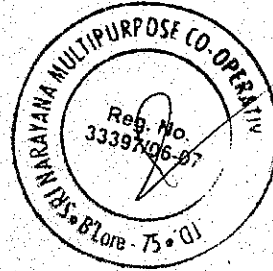
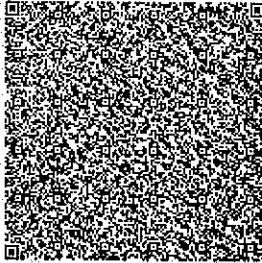


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA09624791834683P
Certificate Issued Date	: 26-Sep-2017 12:15 PM
Account Reference	: NONACC (FI)/ kacrsfi08/ DOMLUR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0868702045786722P
Purchased by	: PIAS P
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PIAS P
Second Party	: PALLAB SENGUPTA AND A KANKSHA GOSWAMI
Stamp Duty Paid By	: PIAS P
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

RENTAL AGREEMENT

This Agreement is made and executed on the by and between:

Mr. Pias Patrick (aged 51years) residing at No.184 Dream Meadows, Near Ryan International School, Bangalore -37, hereinafter called the owner of the one part.,

AND

[Signature]
(PIAS P)

[Signature]
Sengupta, Anksha Goswami

Statutory Alert:

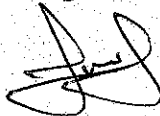
1. The authenticity of this Stamp Certificate should be verified at "www.shclstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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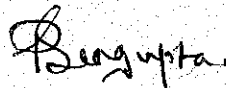
Mr. Pallab Sengupta s/o Prabir Kumar Sengupta (aged 28 years) bearing PAN No. DCDPS1246C and **Mrs. Akanksha Goswami** w/o (Age: 25 Yrs) w/o Pallab Sengupta bearing PAN no : AYPPG9449J residing at VILL Ushumpur Pally PO Agarpura, Ghola, Kolkatta-700109. hereinafter referred to as the Tenant of the other part.

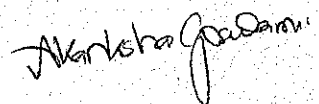
Whereas the Tenant has requested the owner to let out a portion of the ground floor, bearing Flat No.001, Mathrushree Maruthi Homes Appt., Khata No.21 to 26, 'A' Block, 2nd Cross, AECS Layout, Kundhalahalli, Bangalore – 37, in consideration of the rent hereinafter reserved and the condition hereinafter stated:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Tenant shall pay a monthly rent of **Rs.19,000/-** (Rupees Nineteen Thousand Only) and maintenance charges as applicable on or before 5th of every month. Maintenance charges subject to change as per the decision of the Association of the Apartment.
2. The Tenant has deposited with owner a sum of **Rs.1,00,000/-** (Rupees One lakh only) as Security Deposit which shall carry no interest but refundable to the Tenant on the termination of the tenancy, after deducting the dues found payable by the tenant to the owner, towards any damages incurred to the premises due to negligence of the tenant and the other dues if any.
3. The Tenancy shall be in force for Eleven months commencing from **01/10/2017** and the month of tenancy being the English calendar month.
4. The Tenant has agreed to pay an enhanced **10%** of Rent after eleven months from the commencement of the tenancy.
5. The owner shall have right to terminate the tenancy, if the tenant fails to pay the rent regularly for a consecutive period of two months or commits breach of any of the terms herein and take possession of the premises.
6. The Tenant shall use the premises for residential purpose and shall not use for any offensive or objectionable purpose and shall not without the written consent of the Owner sub-let under lease or part with possession of the premises to any one whomsoever or make any alteration therein. He shall deliver possession of the premises in as such a condition as it was let out to him save normal wear and tear and shall allow the owner and authorised agent to inspect the premises at all reasonable times before prior information. If the Tenant vacates the house in the middle of the month the tenant shall pay full month's rent.
7. The tenant shall pay the electricity charges separately and the water charges. The owner shall pay the property tax.
8. Both the parties shall give **two months** notice in advance to each other for termination of the agreement.


(P.K.S.P.)


Sengupta.


Akanksha Goswami.

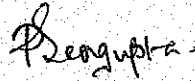
SCHEDULE

Residential Ground Floor, West facing door portion of premises bearing no.001, New Khata No.21 to 26, 'A' Block, 2nd Cross, Mathrushree Maruthi Appt. AECS Layout, Kundhalahalli, Bangalore - 560 037 consisting of 2 bedroom, one hall cum dining, one kitchen and two bathroom, one common and one attached. Electricity and water fittings, Ceiling fans, Geyser, Exhaust Fan, inverter and other fittings etc.,

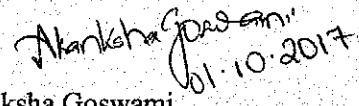
In WITNESS WHEREOF, both the parties have signed to this agreement on the day, month and year first above written:



Pias Patrick
Lessor/ Owner



Pallab Sengupta / Akanksha Goswami
Lessee/ Tenant


01.10.2017

WITNESS:

1. Joshi