



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 65

e-Stamp

Certificate No. : IN-KA37617891821462X
 Certificate Issued Date : 30-Jan-2025 11:12 AM
 Account Reference : NONACC (FI)/ kakscsa08/ BOMMANAHALLI/ KA-JY
 Unique Doc. Reference : SUBIN-KAKAKSCSA0809213940268552X
 Purchased by : CECILIA CHOWRAPPA
 Description of Document : Article 30(1)(ii) Lease of Immovable Property - Not exceeding 1 year in case of commercial industrial property
 Property Description : SHOP RENTAL AGREEMENT
 Consideration Price (Rs.) : 13,000
 (Thirteen Thousand only)
 First Party : CECILIA CHOWRAPPA
 Second Party : ASHWINI ANNAPPA MADIVAL
 Stamp Duty Paid By : CECILIA CHOWRAPPA
 Stamp Duty Amount (Rs.) : 65
 (Sixty Five only)



Please write or type below this line

SHOP RENTAL AGREEMENT

This Shop Agreement of rent is made and executed at Bengaluru on this 30th day of January 2025 (30-01-2025) by and between,

Mrs. CECILIA CHOWRAPPA
 Residing at # 3530/5,
 Kammanahalli Village,
 Opp Ananda Apartment,
 Off Bannerghatta Road,
 BENGALURU- 560076.

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

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.

Mrs. ASIIWINI ANNAPPA MADIVAL
W/o. Prashantha B R
Residing at : Chikkabilagodu,
Purappemane, Near Someshwara Temple,
Shivamogga, Karnataka – 577417.
Aadhaar No: 3133 4704 5006

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 # 3530/5, Kammanahalli Village, Opp Ananda Apartment, Off Bannerghatta Road, BENGALURU- 560076. 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. 13,000/- (Rupees Thirteen Thousand Only)** per month, the Lessee has agreed to pay the same to the Lessor regularly every month.
2. The Lessee hereby agrees to pay the above rent by on or before the **10th** day of English calendar month.
3. The Lessee should use the said schedule premises for **Commercial** purpose only and should not use for any illegal; or immoral purpose.
4. The Lessee shall use the premises for running **Bakery** purpose and in the name of **"SRI BRAHMALINGESHWARA CONDIMENTS"** and should not use for any illegal or immoral purpose
5. The Lease will be for a period of **11 (Eleven) months** commencing from **10-01-2025**, but it can be extended by mutual consent with increase of **5%** on existing rent.
6. The Lessee should not sub-let or under-let the schedule premises to any person without written permission from the Lessor.
7. 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.
8. The Lessee has paid a sum of **Rs. 1,00,000/- (Rupees One Lakh 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.
9. The Lessee hereby agrees to pay the **Electricity & water** Charges to the concerned authority without arrears during this tenancy period without fail.

10. The Lessee shall vacate the schedule premises on a **Two (2) Months** notice from the Lessor. Similarly the Lessee can vacate the schedule premises after giving **Two (2) Months** notice to the Lessor.
11. The Lessee shall get the premises distempered or Paint at the time of vacating the premises failing which the cost will be deducted out of the security deposit.
12. The Lessee shall obtain necessary License or permission to do the business from the concerned authorities for which the Lessor shall give no objections if necessary.
13. The Lessee is not entitled to obtain any loan or finance on securing this rental agreement.

SCHEDULE

All the piece and parcel of the property premises situated # **3530/5, Kammanahalli Village, Opp Ananda Apartment, Off Bannerghatta Road, BENGALURU- 560076.** measuring 110 sqft, having Electricity facility, R.C.C. Roofed building in Ground Floor Single Rolling Shutter.

Fittings & Fixtures; Tube Lights -01 No, LED Bulb-01 No, DP Point -02 No,
Stain less steel Sink -01 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 Bengaluru.

WITNESSES: -

1. *C. Philipraj* *C. Philipraj*
#472 17th Cross
V.P Layout Begur
B'kru-56076
2. *Sachin P. G*
12/1. 9th mile, A main
BTM Layout 1st stage
Bengaluru - 560029
9900687650
Sachin P. G

Cecilia e
OWNER: LESSOR

Ashish
TENANT: LESSEE