

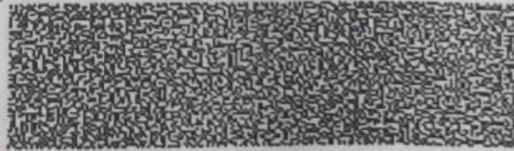
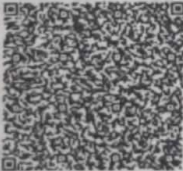


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA84546916454785T
Certificate Issued Date	: 24-Aug-2021 07:40 PM
Account Reference	: NONACC (FI)/ kagcs108/ RAJARAJESHWARI NAGAR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAGCSL0829614807088696T
Purchased by	: K S SHIVANNA SHASTRY
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: K S SHIVANNA SHASTRY
Second Party	: RAGHUL MUTHU A C
Stamp Duty Paid By	: K S SHIVANNA SHASTRY
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This rental agreement is executed at Bengaluru on 25th day of August 2021 between: -

Sri K S Shivanna Shastry aged about 70 years, residing at No.1545-2b, Layad Street, Channapatna-562160, Ramanagara District.

Hereinafter called as "LESSOR/OWNER" which expression shall mean and include their legal heirs, successors, legal representatives' administrators, and assignees on the one part: AND

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.stampsonline.in or any e-stamp kiosk of the State.
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.

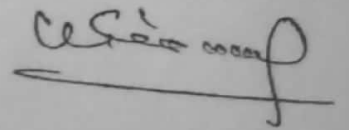
Sri Ragbul Muthu A C aged about 29 years, S/O Chellamuthu residing at House No. 1071 Vallal Pandidurai Street, VOCnagar, Melamadaï, Gandhinagar (ma). Madurai, TamilNadu-625020 hereinafter called the "LESSEE/TENANT" of the other part: -

Whereas the Lessor is the absolute owner of the residential house property bearing No. 145, Situated at 7th block, 2nd main road, Talacauvery Layout, Amruthahalli, Byatarayanapura, Bangalore -92. The owner has let-out house to the lessee on monthly rental basis, which consisting on one hall, two bedroom with attached bathroom, one kitchen, one bathroom cum toilet, with electricity and water facilities, which is more fully described in the schedule written hereunder and hereinafter referred to as the

SCHEDULE PROPERTY

And whereas the request of the lessee, the lessor has agreed to let out the residential property under the following terms and conditions:

1. The lessee shall pay monthly rent of Rs. 14000/- (Rupees Twelve thousand six hundred only) which shall be paid to the owner on or before 5th day of every English calendar month.
2. The lessee has paid of Rs.1,00,000/- (Rupees one Lakh only) as advance amount to the lessor in respect of the schedule premises via IMPS, Transaction ID 123233708814 & 122992928666, dated 20 August 2021 & 17 August 2021 and lessor has hereby acknowledged the receipt of the same. The said security deposit amount will not carry any interest but it shall be refunded in full at the time of termination of the schedule premises to the lessee.
3. The tenancy period shall be for eleven months with effect from 25-08-2021 to 25-07-2022, can be extended by mutual consent of both the parties. After eleven months the rent enhanced at 5% for every year.
4. The lessee has agreed to pay the electricity & water charged to the concerned authority as per the demand bill issued by the concerned authority
5. The lessee should not sub-let or lease the schedule premises to anybody. The lessee by performing his part of obligation under this agreement of lease shall fully and peacefully enjoy the schedule premises without any interruption or obstruction from the lessor.
6. The lessee shall use the schedule premises for his residential purpose only. The lessee should keep the schedule premises and fittings thereon without any damages, if any



damages or breakages to the premises, fixtures, paintings and fittings in any way whatsoever except for reasonable wear and tear are made that can be repaired by his own cost and risk, otherwise it will be deducted from the advance amount.

7. The lessee or the lessor shall inform in advance of two months to each other for termination of the schedule premises. Two months' notice should be given before vacating of the premises.
8. The lessor has got the right to inspect the schedule premises during the day hours.
9. If the lessee causes any damages to the building and if he fails to pay the rent, electricity and water charges etc. during the period of tenancy the lessor is at full liberty to deduct such amount from the security deposit.
10. The property tax shall be paid by the lessor.
11. That the lessee shall keep and maintain all the accessories and fittings in working conditions.
12. Any addition or alteration to the premises should be made with written permission of the landlord

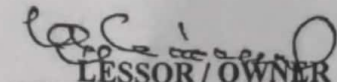
SCHEDULE

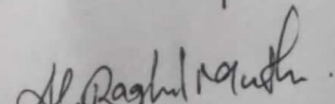
All that piece and parcel of house premises bearing No. 145, Situated at 7th block, 2nd main road, Talacauvery Layout, Amruthahalli, Byatarayanapura, Bangalore -92. The owner had let-out to the tenant on monthly basis, which consisting of one hall, two bedroom with attached bathroom cum toilet, one kitchen, one bathroom cum toilet, with extra fittings, Italian Chimney with fan, 3Nos. of Fans, 2 Nos. of Tube lights and Geyser.

IN WITNESS WHERE OF the LESSOR/OWNER and the LESSEE/TENANT have affixed their signatures to this agreement on the day, month and year first above written.

WITNESSES

1. Hahuh K₁
2. Surbal


LESSOR / OWNER


TENANT