



सत्यमेव जयते

INDIA NON JUDICIAL

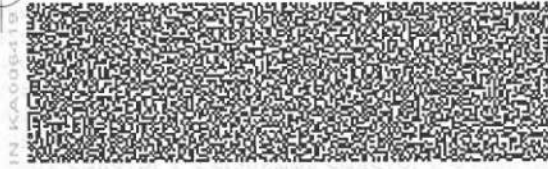
Government of Karnataka

Rs. 50

e-Stamp

Certificate No. : IN-KA00641909858933S
Certificate Issued Date : 18-Dec-2020 11:18 AM
Account Reference : NONACC (FI)/ kaksfcl08/ BANGALORE16/ KA-BA
Unique Doc. Reference : SUBIN-KAKAKSFCL0887905290776352S
Purchased by : MENAKSHI K
Description of Document : Article 30 Lease of Immovable Property
Description : RENTAL AGREEMENT
Consideration Price (Rs.) : 50
 (Fifty only)
First Party : K S SHIVANNA SHASTRI
Second Party : MENAKSHI K
Stamp Duty Paid By : MENAKSHI K
Stamp Duty Amount(Rs.) : 50
 (Fifty only)

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Please write or type below this line

RENEWAL RENTAL AGREEMENT

This rental Agreement is made and executed on 18th December 2020
 (W.E.F 1st day of April 2019) by and between;

Mr. SHIVANNA SHASTRI K S
1545-2B, Layad Street
Channapatna
Ramanagara Dist-562

Hereinafter called the "Owner" of ONE part, and

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.

MEENAKSHI K

W/o. Mohan Reddy
No.145, 2nd C main Road,
Near Shobhasafari Apartment,
Talakaveri Layout,
Amruthahalli Main Road,
Sahakara Nagara
Bangalore - 560092

Hereinafter called "**TENANT**" of the Other Part.

Whereas the owner is the absolute owner of the scheduled premises situated at: **No.145, 2nd C main Road, Near Shobhasafari Apartment, Talakaveri Layout, Amruthahalli Main Road, Sahakara Nagara, Bangalore - 560092** Whereas the tenants approached the owner to take on rental basis. They agreed to the following terms and conditions:-

NOW THIS AGREEMENT WITNESSES THE TERMS AND CONDITIONS AS FOLLOWS:

1. RENT:

The TENANT agrees to pay a monthly rent of **Rs. 16,000/- (Rupees Sixteen Thousand Only)** including Maintenance charges to the owner on or before **06th** day of every calendar month.

2. PERIOD:

The rental agreement is for a period of **Three Years** only starting from **01.04.2019** as the date of occupancy and this agreement can be renewed further with mutual consent of owner and tenants and the rent shall be enhanced once in every **11 months @ 5%** over the existing rent.

3. DEPOSIT:

The tenant has paid a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** by way of **CASH** to the owner as **Security Deposit** amount. This shall be repayable to the lessee at the time of vacating without any interest on the above deposit.

4. ELECTRICITY & WATER CHARGES

The tenant shall pay the electricity charges to the concerned department regularly and separately as per meter reading every month.

5. USE OF PREMISES:

The tenant shall use the premises for **RESIDENTIAL PURPOSE** only and shall not carry out any objectionable or offensive trade or activities in the scheduled premises.

6. CLEANLINESS:

The tenant shall keep the scheduled premises in good and tenantable conditions during his stay, if any damages arrears of rent are found the same amount will be deducted from the security advance amount.

7. ADDITIONS AND ALTERATIONS:

The tenant shall not make addition or alteration in the scheduled premises without written permission from the owner. The tenant shall not sublet or underlet any part of the scheduled premises to anybody.

8. NOTICE:

If the tenant wants to vacate the rent premises, the tenant must give **TWO MONTHS** notice period to the owner in writing to and the same applies the owner as well.

9. DEFAULT OF RENT:

If the tenant fails to pay the rent over a period of **Two Consecutive Months**, then the owner is at liberty to evict the tenant from premises without any prior notice.

10. PAINTING CHARGES:

At the time of vacating the premises the tenant has to pay Painting and Cleaning Charges to the owner. Advance amount will be paid back to the Tenant only after completion of painting at the time of vacating the house.

SCHEDULE

All that piece and parcel of the scheduled property situated at: **No.145, 2nd C main Road, Near Shobhasafari Apartment, Talakaveri Layout, Amruthahalli Main Road, Sahakara Nagara, Bangalore - 560092**

Consisting of One Hall, One Kitchen, Two Bedroom with attached Bathroom cum Toilet and Water & Electricity Fittings/Facilities.

IN WITNESSES WHEREOF the OWNER and the TENANTS have affixed their respective signature to this agreement of rent on the day, month and year above mentioned.

WITNESSES:

1. *Sh. Raju Raut*

[Signature]
LESSOR / OWNER.

2. *M. Sishupati*

[Signature]
LESSEE / TENANT.