



सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

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Certificate No.	: IN-KA95252021107178N
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Account Reference	: NONACC (FI)/ kacrsf108/ INDIRA NAGAR2/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0839599760376646N
Purchased by	: NEELAMMA
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NEELAMMA
Second Party	: AMIT ANAND
Stamp Duty Paid By	: NEELAMMA
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



Authorized Signatory
SWMCS LTD. (R)
Moolapenpalya, Indiranagar
Bangalore - 560 032
Mob: 8553401689/25293330

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

RENT AGREEMENT

THIS AGREEMENT OF RENT is made and executed at Bangalore on this 1st day of August 2015 (01/08/2015) by and between

Smt. NEELAMMA, W/o. P. Muniswamappa, aged about 49 years, resident of No.19, 4th Cross, PWD Road, Vinayaka Layout, B. Narayanpura, Doorvani Nagar Post, Bangalore 560016, Hereinafter referred to as the "OWNER" of the ONE PART AND

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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
3. In case of any discrepancy please inform the Competent Authority

- 1) **Mr. AMIT ANAND**, aged about 28 years, S/o.Basudeo Kumar, (DL No.BR-1020100007583) (Mobile No. 093731758286)
- 2) **Mr. RAHUL ANAND**, aged about 22 years, S/o. Basudeo Kumar(DL No.BR-1020120022473)
- 3) **Mr. SAMPAT KUMAR**, aged about 28 years, S/o. Shailendra Kumar Singh(Election ID No.BPY1735885) , all are permanent resident of At Post Surkhikal, Tilakmanjhi, Bhagalpur, Hereinafter called as the "TENANT" of the OTHER PART. 8123609110

The terms OWNER and TENANT herein shall mean and include their respective officials, heirs, successors, assignees etc., whenever the context so demands or occurs.

WITNESSETH AS FOLLOWS:-WHEREAS the 'OWNER' is the sole and absolute owner of the commercial premises bearing No.19, Second Floor, 4th Cross, PWD Road, Vinayaka Layout, B. Narayanpura, Doorvani Nagar Post, Bangalore 560016, hereinafter called and referred to as SCHEDULE PROPERTY, and is desirous of letting out the said premises on monthly rent, and the TENANT hereby agree to take the same on monthly rental basis for residential purpose, on the terms and conditions mentioned hereunder:-

1. This agreement will be for a period of eleven months commencing from the date of this agreement. After 11 months, this agreement may be renewable by an increase of 10% of rent over and above the existing rent.
2. The TENANT shall pay a monthly rent of **Rs. 9,200/- (Rupees Nine thousand Two hundred only)** on or before 3rd of the succeeding month.
3. The TENANT has paid to the OWNER a sum of **Rs.50, 000/- (Rupees Fifty thousand only)** by cash as security deposit/advance for the said premises and the OWNER hereby acknowledge receipt of the same. The said sum shall carry no interest and will be repayable to the TENANT by the OWNER at the time of handing over the vacant possession of the schedule premises, after deducting due if any.
- 4 Electricity charges are to be paid separately by the Tenant to the concerned authorities/owner, without resulting into arrears.
5. The Tenant shall use the Schedule Premises for the purpose of residence only and not for any other unlawful purpose/activities. The Tenant should not sub-let, sub-rent or sub-lease the said premises to a third party, without the written consent of the Owner. The Tenant shall maintain the Schedule Premises in good and tenantable condition. The Tenant shall not make any structural alterations or additions, either temporary or permanent, without the written consent of the Owner.
6. The Tenant assures the Owner that the schedule premises will be looked after and maintained in good and tenantable condition during the period of this agreement and will hand over the vacant possession of the said premises to the Owner, on termination/expiry of this Rent Agreement.
7. If the Tenant fails to pay monthly rent for a continuous period of two months consecutively, the Owner will be at liberty to evict the Tenant from the premises for default of pay of rent, without serving any notice.

8. Both the Owner and Tenant hereby agree to give two months prior written notice mutually to prematurely terminate this agreement.

9. The Tenant assures the owner not to cause any damage to the said property and shall deliver back the premises in good condition, as given to him. Any damage that may be caused during the tenancy, the repair cost of such damage shall be met by the Tenant.

10. The owner or her authorized agent shall be entitled to inspect the premises at reasonable hours with prior intimation.

11. The Tenant shall pay painting charges to the owner on vacation of the schedule premises or the owner shall be at liberty to deduct such amount from the security deposit held with him before settlement.

SCHEDULE

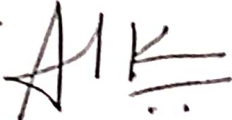
All that piece and parcel of the commercial premises bearing No.19, Second Floor, 4th Cross, PWD Road, Vinayaka Layout, B. Narayanpura, Doorvani Nagar Post, Bangalore 560016, consisting of two bed rooms, one hall, one kitchen and one bathroom cum toilet, provided with electricity and water connections & sanitary fittings.

FITTINGS:

A) Ceiling Fan - 03 Nos. B) Tube lights — 04 Nos., C) Tap - 03 Nos
D) 2 in 1 Wall Mixer — 01 No. E) Door lock - 02 Nos. F) Calling Bell — 01 No
G) Cupboard - 02 Nos. H) Geyser - 01 No. I) Exhaust Fan — 01 No.

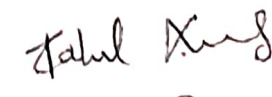
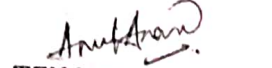
IN WITNESS WHEREOF the Owner and Tenant herein set their respective signatures onto this rent agreement, on the above said day, month and year.

WITNESSES:

1. 


OWNER

2.



TENANT