



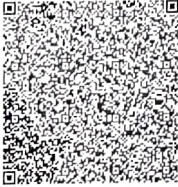
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA88266958484038W
 Certificate Issued Date : 16-Aug-2024 01:57 PM
 Account Reference : NONACC/ kakscsa08/ KASAVANAHALLI/ KA-JY
 Unique Doc. Reference : SUBIN-KAKAKSCSA0828495693217040W
 Purchased by : ANIRBAN NAHA
 Description of Document : Article 30(1)(i) Lease of Immovable Property - Not exceeding 1 year in case of Residential property
 Property Description : RENTAL AGREEMENT - RESIDENTIAL FLAT
 Consideration Price / Others (Rs.) : 3,00,000
 (Three Lakh only)
 First Party : ANIRBAN NAHA
 Second Party : AMITABH PANDEY RAJ NIKUNJ SHAH ROHIT KUMAR GUPTA
 Stamp Duty Paid By : ANIRBAN NAHA
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



RENTAL AGREEMENT - RESIDENTIAL FLAT

This **RENTAL AGREEMENT** is made and executed on sixteenth day of August Two Thousand Twenty Four (**16.08.2024**) at Bangalore

BETWEEN :-

Mr. ANIRBAN NAHA

S/o. Mr. Nihar Ranjan Naha

Aged about 45 years

Residing at Flat No.316, Block -2, Sriven Towers, 1st Cross, Lakshmi Layout, Munnekolala, Varthur Hobli, Bangalore-560037, Karnataka

Herein after referred as the **OWNER/LESSOR** of **One Part.**

[Signature]

[Signature]

[Signature]

Stamp Duty Alert

This e-stamp certificate can be verified at the official stamp duty of Karnataka. For more details, please visit the website: www.karnataka.gov.in. The e-stamp certificate is valid for 30 days from the date of issue. The e-stamp certificate is valid for 30 days from the date of issue. The e-stamp certificate is valid for 30 days from the date of issue.

AND:-

1. **Mr. AMITABH PANDEY** - **Aadhaar No. 5639 3777 8183**
Aged about 21 years
S/o. Mr. Mani Bhushan Pandey
Permanent resident of A20, 3rd Floor, 2nd 60 Feet Road,
Molarband Extension, Molar Band Post Office, South Delhi, Delhi - 110044
2. **Mr. RAJ NIKUNJ SHAH** - **Aadhaar No. 8139 4657 9291**
Aged about 22 years
S/o Mr. Nikunj Shah
Permanent Resident of "Evershine Millennium Paradise", Thakur Village
Kandivali East, Mumbai, Kandivali East Post Office, Mumbai - 400101
3. **ROHIT KUMAR GUPTA** - **Aadhaar No. 4558 7126 2483**
Aged about 21 years
S/o Mr. Ashok Kumar Gupta
Permanent Resident of 290 New Adarsh Colony, New Daudpur,
Alwar, Rajasthan - 301001

Herein after referred as the **TENANTS/LESSEE** of the **OTHER PART**.

(The terms "**OWNER**" and "**TENANTS**" used herein shall mean and include their respective legal heirs, legal representatives, successors, administrators, executors and other lawful assigns etc.)

Whereas the **OWNER/LESSOR** is the absolute and sole owner of the Residential premises situated at **Flat No.316, Block -2, Sriven Towers, 1st Cross, Lakshmi Layout, Munnekolala, Varthur Hobli, Bangalore-560037, Karnataka** and hereinafter called as the schedule property and both the parties has agreed to let out below residential purpose on the following terms and conditions:-

NOW THIS RENEWAL OF RENTAL AGREEMENT WITNESSTH AS FOLLWES:-

1. **DURATION:-** The duration of this Rental agreement shall be fixed for a term of Eleven (11) Months, Rent Commencement from 19th day of August, 2024 and renewable with mutual consent with an expected increase in rent of 8% per annum. We lessor hereby confirm that the rent will not increase during this eleven months period and neither will the tenants leave before eleven months, else additional amount will be deducted from the security deposit.
2. **RENT:-** Tenants should to pay monthly rent to owner a sum of Indian **Rs.53,000/- (Rupees Fifty three Thousand only)** payable on or before 3rd of every succeeding month and which is **excluding** Monthly maintenance charges.

Am 50- Jha
Amitabh

Raj

Rohit

3. **SECURITY DEPOSIT:** That the Tenants has paid a Security Deposit of Indian **Rs. 3,00,000/- (Rupees Three Lakhs only)** to the Owner by way of cash/online transfer and this amount shall not carry any interest and same is refundable to the Tenant by the Owner at the time of vacating the premises.
4. **MAINTENANCES CHARGES:-** Tenants should pay monthly maintenance charges a sum of to the Owner or Association as decided by the Owner or Apartment Owners' Association.
5. **ELECTRICITY CHARGES:** That the Tenants shall pay Electricity charges as per monthly bill of to the concerned Authority.
6. **MAINTENANCE AND REPAIRS:** The Tenants shall keep the premises as fittings and fixtures in good condition, reasonable and normal wear and tear acceptable, and shall not cause any damages to plumbing, sanitary and electrical fittings, Modular kitchen, interior furniture, decorative lights, Balcony glass enclosures, and if any damage occurs to above mentioned the Tenants is liable and the cost of repair/replacement and shall be carried out by the Tenants at his own cost. At the time of occupation, the Tenants shall see that all sanitary electrical and other fittings and fixtures mentioned in the schedule are in working condition in which they have been taken over (normal wear and tear accepted) if arises any damages from these, the owner has right to deduct the actual expenses of breakage and damages from security deposit.
7. **SUB LETTING:** The Tenants without written consent of the owner, they shall not be sublet, under lease or part with the possession of the premises any who so ever or make any alteration therein.
8. **USE OF PREMISES:** The Tenants covenants with the Owner that the Tenants shall peacefully hold and enjoy the said premises and every part thereof during the term of the agreement without any interruption or disturbance whatsoever from or by the Owner or any other persons. The Tenant shall use the premises for **Residential purpose** only, The Tenants shall not use the premises for any offensive or objectionable or illegal business/activities etc. and the family members of the Tenants shall reside in the premise and **Pets not allowed or keep** in the schedule Property.
9. **ADDITIONS & ALTERATIONS:** Tenants shall not make any additions or alterations to the building or furniture in the premises, without written consent of the owner.
10. **DEFAULT IN PAYMENT:** In case the rents for **two consecutive months** are due from the Tenants, owner has to right to evict the Tenant from the Schedule premises after deducting the rents and other balance due from the Tenants without any future notice.

11. **INSPECTION:** The Tenants shall permit to the owner or his agent at reasonable time with prior intimation to the Tenants to inspect the premises.
12. **TERMINATION OF RENTAL AGREEMENT:** Here by agreed that **one Month prior Notice period** on either side party will be required for termination of this Agreement.
13. **PAINTING CHARGES:** That Tenants shall pay **one month rent** to the owner as painting charges at time of vacating schedule premises.
14. **ASSOCIATION BY-LAWS:** The Tenant has to abide to the By-Laws of the Owners Association'.
15. **COMMON AREA:** If any damage is occurred to the structures in the common area of the apartment and lifts by the Tenants, the Tenant are liable and should bear the cost of damage and should pay to the association.
16. **DECENCY AND DECORUM:** That the Tenant shall observe limits of decency and decorum of the apartment while using Television, Music System etc. and do not disturb the neighbors. The Tenant should keep the premises neat and clean. The Tenant should strive to keep the common area clean and should not willingly dirty the common area.
17. **BREACH OF CONDITIONS:** That the Owner shall have the right to evict the Tenants on breach of the conditions mentioned above, without prejudice to his right to all arrears of rents due.
18. **JURISDICTION:-** The parties to this agreement irrevocably submit to the exclusive jurisdiction of Courts in Bangalore with reference to difference or dispute arising out of this agreement.
19. **EXTERNAL CHARGES:-** The Owner shall bear and pay out of his own funds all out-goings charges, taxes, rates, levies, contribution, dues, service charges, insurance premium and other payments of whatsoever nature of description, whether past, existing, present or future which the said Scheduled Premises has, is /or may become subject to, whether by virtue of the said Scheduled Premises being in use and occupation of the Tenants or otherwise; While the Tenants will make payment of monthly association maintenance charge to the Owner. If the Owner fails to make any such payment and the Tenants is insisted for payment of the same, the Tenants shall be entitled to deduct the same from the monthly rent or adjust the same against the monthly rent payable to the owner till it is fully recovered.


Anitabh


Raj


Pupta

20. **DAMAGES:-** All the minor day-to-day repairs such as leakage in the sanitary fittings, water taps and electrical usage etc., arising in the course of normal use up to a value of Rs.500/- per article and those incident to damage arising from negligence or misuse on the part of the Tenants shall be carried out by the Tenants . All damages, replacement costs that arise due to age or fundamental or structural defects of the demised premises or installations concerned and all other major repair including repair of the air-conditioners, leakage in the electricity, sewer line, bursting of water pipes, cracks in the walls or structural defects, etc. will be carried out by the Owner. If the OWNER does not attend to such major repairs as pointed out by the Tenant in writing within 48 hours of being notified, then the Tenants may get the repairs done on their own and the Owner shall be liable to reimburse the Tenants for such costs incurred by the Tenants or the Tenants may deduct this amount from the next monthly rent payable to the Owner.
21. The Agreement is for 11 months and Tenants needs to stay for the complete 11 months of stay, if they needs to be vacate **one month Rent** would be **deducted** from the **Security Deposit**.

SCHEDULE PRIMISESS

All that piece and parcel of the Residential **Flat No.316, Block -2, Sriven Towers, 1st Cross, Lakshmi Layout, Munnekolala, Varthur Hobli, Bangalore-560037, Karnataka.** and Consisting of Three Bed Rooms (3BHK) and one living room, Modular Kitchen- 01, three bathroom, three Balconies, Sanitary, plumbing bathroom fittings, Electric fittings, with all Civic amenity with Electricity and Water facilities and said Flat total measuring approx. **1500 Sq feet Super built** up area and Covered free Car Parking in **basement Floor**.

Fittings in the Flat :- Separate Annexure -1

[Signature]

[Signature]

[Signature]

[Signature]


In **Witness** whereof these presents have been executed by the Owner and the Tenants on the day and the year first above written.

WITNESSES :-


1.

 18/08/2024
(Mr. ANIRBAN NAHA)
(OWNER/LESSOR OF THE FLAT)


2.

 Date:- 18/08/2024
(Mr. AMITABH PANDEY)
(TENANT/LESSEE OF THE FLAT)

3.

 18/08/2024
(Mr. RAJ NIKUNJ SHAH)
(TENANT/LESSEE OF THE FLAT)

4.

 18/08/2024
(Mr. ROHIT KUMAR GUPTA)
(TENANT/LESSEE OF THE FLAT)