



सत्यमेव जयते

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| Certificate No. | : | IN-KA14652799867070S |
| Certificate Issued Date | : | 04-Sep-2020 12:08 PM |
| Account Reference | : | NONACC (FI)/ kacrsfl08/ HSR LAYOUT1/ KA-BA |
| Unique Doc. Reference | : | SUBIN-KAKACRSFL0828579284365037S |
| Purchased by | : | SANTOSH YADAV AND SULEKHA YADAV |
| Description of Document | : | Article 30 Lease of Immovable Property |
| Description | : | RENTAL AGREEMENT |
| Consideration Price (Rs.) | : | 0 (Zero) |
| First Party | : | Dr P VENKATARATHNAM |
| Second Party | : | SANTOSH YADAV AND SULEKHA YADAV |
| Stamp Duty Paid By | : | SANTOSH YADAV AND SULEKHA YADAV |
| Stamp Duty Amount(Rs.) | : | 100 (One Hundred only) |



Please write or type below this line

RENTAL AGREEMENT

This **RENTAL AGREEMENT** is made and executed at Bangalore on **5th** day of September, 2020 **(05-09-2020)** by and between:-

Dr. P. VENKATARATHNAM

Aged about 73 years,
Residing at No. 1092,
23rd A Cross, 23rd Main, Sector-2,
HSR Layout, Bangalore – 560102.

Statutory Alert:

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- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

Hereinafter called as the "**LESSOR**" (which expression shall mean and include wherever the context so requires admits his heirs, executors, representatives and assigns) of the **ONE PART**:

AND:-

Mr. SANTOSH YADAV
Aged about 32 years,
S/o. Baleshwar Yadav,

& **Ms. SULEKHA YADAV**
Aged about 26 years,
D/o. Sitaram Yadav,

Permanent address:

Ralo, Kewal,
Barhi Hazarbagh,
Jharkhand – 825405.

Permanent address:

Village Belhara,
Teh. Barhi, Gurio,
Hazaribagh, Jharkhand – 825413

Office address:

Fidelity,
1, Brigade Tech Gardens,
Kundalahalli,
Brookefields Green Avenue,
Kundalahalli, ITPL Main Road,
Phase-2, Brookefield,
Bangalore – 560037.

Office address:

Next to Oxford College of Engineering,
Hosur Road, Mytree Centre
Bommanahalli,
Bengaluru, Karnataka 560068

Hereinafter called as the "**LESSEES**" (which expression shall mean and include wherever the context so requires, admits their heirs, executors, representatives and assigns) of the **OTHER PART**.

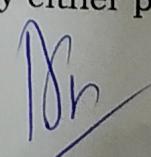
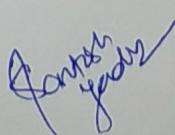
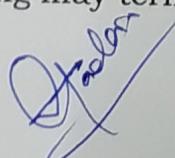
WITNESSES AS FOLLOWS:

Whereas the Lessor is the absolute owner of the residential premises situated at **No. 1092, Third Floor (Flat No.302), 23rd A Cross, 23rd Main, Sector-2, HSR Layout, Bangalore – 560102**, which are more fully described in the Schedule written hereunder and hereinafter referred to as the "**Schedule Property**".

Whereas the Lessor has agreed to grant a lease of the said premises to the LESSEES under the following terms and conditions.

1. **DURATION:** The duration of the lease shall be for a period of **11 (Eleven) months**, commencing from **05-09-2020** and is subject to renewal thereafter under mutually agreed terms and conditions by the Lessor and the LESSEES with an enhancement of **5%** in the monthly rent for every 11 months.

2. **RENT**: The monthly rent payable by the LESSEES to the Lessor for the Schedule Property shall be **Rs.16,000/- (Rupees Sixteen Thousand only)** per month. This amount shall be paid every month within 5th day of subsequent month, **which includes water and maintenance charges**.
3. **ELECTRICITY CHARGES**: The LESSEES shall pay the electricity charges separately to the concerned department regularly as per the bill without fail every month.
4. **INTERNAL MAINTENANCE**: The LESSEES shall maintain the schedule property in a state of good order and condition and shall not cause any damage or disfigurement to the Schedule Property therein always excepting fair wear and tear.
5. **LIABLE FOR DAMAGES**: It is agreed that any damages caused by the LESSEES in the Schedule Property shall be made good by the LESSEES promptly.
6. **ADDITIONS AND ALTERATIONS**: The LESSEES shall not make any additions or alterations in the premises, without written consent of Lessor.
7. **USER**: The Schedule Property shall be used by the LESSEES only for **Residential Purpose** and shall not use for any unlawful/ illegal or business purpose. The LESSEES will not store hazardous and inflammable articles like explosives and petroleum products.
8. **SUB LEASE**: The LESSEES shall not be entitled or permitted to assign, underlet or sublet the Schedule Premises or any part thereof or part with possession of the demised property or any part thereof to any body whatsoever.
9. **DEPOSIT**: The LESSEES have paid a sum of **Rs.60,000/- (Rupees Sixty Thousand only)** by way of online transfer as security Deposit to the Lessor. The same amount shall be refundable by the Lessor to the LESSEES without any interest at the time of vacating the schedule premises.
10. **INSPECTION**: The Lessor or their representatives shall inspect the schedule premises at all reasonable hours with prior intimation.
11. **TERMINATION OF LEASE**: Giving **1 (one) month** notice in writing may terminate this agreement by either party.



12. **PAINTING:** Whereas the LESSEES has to pay **one month rent**, towards painting charges to the Lessor at the time of vacating the schedule premises.

Notwithstanding what is stated above, the agreement shall be liable to be revoked by the Lessor, if the LESSEES are in default in the payment of the rent and/or other charges three months after the same have fallen due or if the LESSEES commits breach of any terms and conditions of this agreement.

SCHEDULE PROPERTY

The **Third Floor (Flat No.301)** of the residential premises situated at **No. 1092, 23rd A Cross, 23rd Main, Sector-2, HSR Layout, Bangalore – 560102**, consisting of one bedroom, hall, kitchen, attached bathroom and toilet with water and electricity facilities with two wheeler parking.

Fittings & Fixtures:

| | | |
|-----------------|---|------|
| 1. Ceiling fans | - | 2Nos |
| 2. Tube lights | - | 4Nos |
| 3. Geyser | - | 1No |
| 4. Exhaust fan | - | No |

IN WITNESS WHEREOF THE PARTIES HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST MENTIONED ABOVE.

WITNESSES:-

1. *P. Venkatarathnam*
8105283122

LESSOR / OWNER
(Dr. P. Venkatarathnam)

Santosh Yadav
(Santosh Yadav)

2.

Sulekha Yadav
LESSEES / TENANTS