



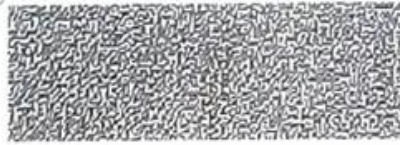
INDIA NON JUDICIAL

Government of Karnataka

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Certificate No.	: IN-KA76583960729547T
Certificate Issued Date	: 10-Dec-2021 12:54 PM
Account Reference	: NONACC (FI)/ kacrsf08/ MARATHAHALLY/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0800575044866429T
Purchased by	: SRINIVAS V
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SRINIVAS V
Second Party	: SHANTANU SANTRA
Stamp Duty Paid By	: SRINIVAS V
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

Authorized Signatory
Vishwabhārathi Cooperative Credit Society Ltd
Old Airport Road, Marathahalli, B.Lore-37
Phone: 9731152567



Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed at Bangalore on 01.12.2021 by and between:

Mr. SRJNIVASV.

Venkateshwara Nilaya, Near Nanjappa Complex,
2nd Cross, Raju Colony, Y amaluru, Bengaluru - 560037.

**Hereinafter called the OWNER of the ONE PART; and in favour of
Mr. SHANTANU SANTRA S/o.Khagendra Nath Santra**

Gobardhanpur, Gobardhanpur, Paschim Medinipur,
West Bengal 721131. Aadhar # 9230 2677 2209.

Hereinafter called the TENANT of the OTHER PART

Statutory Note

This document is a non-judicial document and is not a court order. It is a document of record and is subject to the provisions of the Stamp Act, 1899. The document is a non-judicial document and is not a court order. It is a document of record and is subject to the provisions of the Stamp Act, 1899. The document is a non-judicial document and is not a court order. It is a document of record and is subject to the provisions of the Stamp Act, 1899.

The terms OWNER and TENANT used herein shall mean and include their respective legal heirs, legal representatives, successors, administrators, executors and other lawful assigns etc.

WHEREAS, the Tenant is in need of the accommodation has come forward before the OWNER to let out residential premises and the OWNER has hereby agreed to let out the schedule premises to the TENANT herein under the following terms and conditions agreed there upon.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. The Rental period shall commence from **01.12.2021** and it is for a period of 11 months. This agreement shall be renewed for further periods on mutually agreed terms and conditions mutually agreed and specified at that time with increase in rent @5%.
2. The TENANT has paid a sum of **Rs.30,000/- (Rupees Thirty Thousand Only)** by way of Cash towards security deposit cum advance amount to the owner is hereby acknowledged by the owner in presence of the following witnesses. The security deposit shall not carry any interest and is refundable to the Tenant by the owner at the time of completion of the rental period after deducting any arrears in rent, electricity charges, **Damages**, painting & cleaning charges etc.
3. The Tenant has hereby agreed to pay a monthly rent of **Rs.14,500/- (Rupees Fourteen Thousand Five Hundred Only) including water, Wi-Fi & maintenance charges** to the owner on or before **05th** day of every month. Rent payment after completion of month (Post Paid Basis).
4. The Tenant shall pay **Electricity Charges** separately in respect of the schedule premises and preserve the connection intact.
5. The owner shall have the right to terminate the tenancy if the tenant fails to pay the rents regularly for a consecutive period of Two Months or commits breach of any terms herein and take the possession of the premises.
6. The TENANT shall keep the schedule premises in good and tenantable conditions. Any alteration has to be done with prior permission from the OWNER. Any minor repairs shall be done by the tenant at his own cost.
7. The tenant shall use the schedule premises only for residential purpose shall not use for business or illegal activities and the tenant shall not sublet, transfer, assign or permit use of the same by any other in any way or part thereof.
8. The TENANT shall not store any combusive substance or inflammable substances banned under law in the premises.
9. The TENANT shall allow OWNER or his authorized assignees to inspect the schedule premises during any reasonable hours of daytime.
10. The Tenant shall Pay **Painting Charges (One Month Rent)**, or same amount will be deducted from security deposit at the time of vacating the premises.
11. The tenant/owner shall give **01 Month** Prior Notice to the termination of the agreement.

SCHEDULE OF PREMISES


Premises bearing **3rd Floor, Flat NO.11, Venkateshwara Nilaya, Near Nanjappa Complex, 2nd Cross, Raju Colony, Yamaluru, Bengaluru - 560037**, consisting of Two Bedrooms, Hall, Kitchen, Bath & Toilet, with all amenities, fittings and fixtures and other facilities:

IN WITNESSES WHEREOF the OWNER and TENANT herein have set their respective signature to this agreement of rent on the day, month and year first above mentioned.

WITNESSES:

1.

OWNER

V. Sri 

2.

TENANT

Shantanu Santra