



सत्यमेव जयते

INDIA NON JUDICIAL

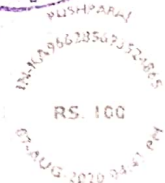
**Government of Karnataka**

Rs. 100

**e-Stamp**

**Certificate No.** : IN-KA96628569352486S  
**Certificate Issued Date** : 07-Aug-2021 04:43 PM  
**Account Reference** : NONACC (FI)/ kacrsf108/ VARTHUR1/ KA-BN  
**Unique Doc. Reference** : SUBIN-KAKACRSFL0894570933011496S  
**Purchased by** : PUSHPARAJ  
**Description of Document** : Article 30 Lease of Immovable Property  
**Description** : RENTAL AGREEMENT  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : PUSHPARAJ  
**Second Party** : SHIVAM KATHURIA AND RUCHI KOUL  
**Stamp Duty Paid By** : PUSHPARAJ  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)

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Please write or type below this line

**RENTAL AGREEMENT**

This agreement of tenancy is made and executed at Bangalore on 7<sup>th</sup> AUGUST, 2021  
 Between:

**OWNER**

PUSHPARAJ (AADHAR NO - 290355164230)  
 S/O SHRI PIYUSH KUMAR SINHA,  
 NAKHAS CHOWK, SIDHI GHAT ROAD, HAJIPUR, VAISHALI, BIHAR-844101.

HEREINAFTER REFERRED TO AS THE "LESSOR" (OWNER) OF THE ONE PART:

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be verified at "www.shcllestamp.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.

AND  
TENANT

SHIVAM KATHURIA (AADHAR NO: 235967929386)  
S/O ARUN KUMAR KATHURIA, CC - 11 D,  
SHALIMAR BAGH, NORTH WEST DELHI,  
DELHI - 110088

&

RUCHI KOUL (AADHAR NO: 420705644973)  
D/O VIRENDER KOUL, HOUSE NO: 42 A,  
VIJAY NAGAR LANE, NO: 2, CAMP ROAD, TALAB TILLO,  
JAMMU, JAMMU & KASHMIR - 180002

HEREINAFTER REFERRED TO AS THE "LESSEE" (TENANT) OF THE OTHER PART.

WHEREAS THE LESSOR is the owner of the premise, more fully described in the Schedule written hereunder and he is desirous of letting out the said premises thereof for residential use.

AND WHEREAS THE LESSEE named above is desirous of taking the said premises on rent for their residential purpose and both the parties have agreed upon the terms and condition herein contained.

ACCORDINGLY THIS AGREEMENT WITNESSETH:

That The Lessor Hereby Agrees To Let And The Lessee Hereby Agree To Take On Rent The Residential Premises Bearing The Address - 203, Lakshay Homes, near MVJ engg. college, Channasandra main road, chansandra, Bengaluru, Karnataka  
Pin Code - 560067

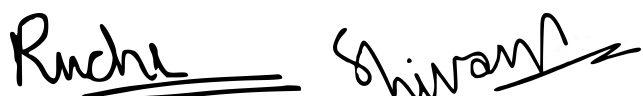
- 1) The duration of the rental agreement shall be for a period of Eleven (11) months commencing on **1<sup>st</sup> September 2021**, with option of the Lessor/Lessee to renew it for a further period of eleven (11) months.
- 2) The rent payable by the Lessee to the Lessor shall be **Rs. 25000/- (Rupees Twenty Five Thousand only)** inclusive of building/society maintenance charges. The rent shall be paid regularly on or before 5<sup>th</sup> day of every English Calendar month, in advance by way of NEFT/IMPS/GPay payment into the bank account of the Lessor as per details given in Annexure 'B'. If the rental agreement is renewable beyond Eleven (11) months period, **the rent will be increased by 5% - 7.5% of the last rent paid after completion of each such period of 11 months.** The rent is to be paid in each month in advance.
- 3) The lessee has paid **Rs 15,000 (Fifteen Thousand Only)** as Token Advance through Google Pay on August 5<sup>th</sup>, 2020 & remaining Security Deposit of **Rs 85,000 (Rupees Eighty Five Thousand only)** to be paid before August, 30<sup>th</sup>. The said security deposit shall be refunded back to Lessee, free of interest, on expiry/termination of the rental agreement period and upon delivery back of the vacant premises, fixtures and fittings, therein to the lessor in the same good condition in which they are present, subject to natural wear and tear. Any damage to the premises fixtures and fittings and rent and/or





dues, if any, for the premises for unpaid months shall be recoverable by the Lessor out of the deposit amount.

- 4) The charges for the electricity in the rented premises shall be paid by the Lessee as per the meter reading directly to the concerned authorities every month. **As of now, the tenant need to pay Rs 800 per month for electricity bill till the meter is not installed and after installation of meter, the tenant should pay the electricity charges as per actuals to the authorities.**
- 5) The Lessor shall pay the property tax payable to the corporation of Bangalore.
- 6) The Lessee shall keep the premises, fittings and fixtures, in good condition and shall not suffer any damage to the same. The garbage is to be disposed by the Lessee directly to the BBMP Garbage collectors or as per normal practice followed by management of the building.
- 7) The Lessee shall during the rental agreement period take care of minor maintenance work including but not limited to replacement of bulbs, tube lights, switches, sockets, fans, DPS, taps, sanitary fittings, doors and window fittings at his own cost at the rented premises.
- 8) The lessee shall use the premises only for their residential purpose and not for any commercial use or any illegal activities prohibited by law.
- 9) The Lessee shall not make any structural alteration or additions to the rented premises without the prior written consent of the Lessor.
- 10) Lessee agrees not to use any damaging hangers such as nails, staples, tacks, sharp objects, etc., in any cabinetry, wood mantle, trim, doors, walls, etc., and agrees that any damage caused by such use will NOT be considered reasonable wear and tear, and Lessee will be charged any repairs needed to repair or replace damage. Any Lessee-initiated repairs or modifications to walls, ceiling, etc., that do not match existing pattern or that require further repairs or sanding to return to existing pattern will not be considered reasonable wear and tear and repair will be charged to the Lessee. (Exceptions: The connection for TV & RO is exempted from this). Also if the Lessee wants to install AC, the Lessor should be informed in advance.
- 11) The Lessee shall not sublet or otherwise make available for use the rented premises without the prior written consent of the Lessor.
- 12) If the rent are in arrears for a period of two consecutive months after the same has fallen due or if there is breach by the Lessee of any other term of this agreement, the Lessor shall be entitled to terminate the rental agreement and re-enter inside the rented premises and take possession of the premises immediately.
- 13) On termination of the rental agreement, the Lessee shall deliver back the rented premises along with furniture and fixtures as listed in Annexure A - in good, tenantable and as-is-where is condition in which they are at present, subject however to the natural wear and tear.
- 14) At the time of vacating the schedule premises, depending upon the condition of flat as perceived by the Lessor, amount will be deducted as per actuals towards painting



charges and maintenance of the scheduled premises or the Lessee can get the same done.

- 15) The rental agreement is terminable at the option of the Lessor/Lessee by giving 1 month prior notice by either party of both the sides.
- 16) The Lessor or his authorized agents shall be at liberty to inspect the schedule premises on mutually agreed times by giving prior notice to the **LESSEE**.
- 17) The Lessee duly paying the rent hereby reserved and observing the terms and conditions of the rental agreement shall be entitled to peaceful occupation and enjoyment of the rented premises during the period of the rental agreement.
- 18) The relevant place of the jurisdiction for the purpose of any legal proceedings and for all-purpose shall be at Bangalore only.

#### SCHEDULE

All that piece and parcel of the residential premises bearing the address **APARTMENT NO. 203, 2nd floor, Lakshay homes, near MVJ college of Engineering, Channasandra main road, Channasandra, Bengaluru, Karnataka, Pin Code -- 560067** consisting of 2 Bedroom with 2 toilet/bathroom, hall, kitchen, dining hall, 1 balcony with all the necessary fittings and fixtures ( as per Annexure A) and one covered car park.

**IN WITNESS WHEREOF** parties hereto have signed this agreement in this day, month and year herein above mentioned, in the presence of the witnesses attesting hereunder at Bangalore

#### WITNESSES:

1.

TENANT



(SHIVAM KATHURIA)



(RUCHI KOUL)

2.



OWNER:

(PUSHPARAJ)

**ANNEXURE - A**

**List of furniture, fixtures and fittings**

**Hall, Dining & Sitting:**

- 01> Lights at all points and 2 Ceiling Fan
- 02> Curtain Fittings

**Master Bedroom and Bathroom:**

- 01> Curtain Fittings
- 02> Light fitting and 1 ceiling fan
- 03> Bathroom Geyser and Exhaust Fan
- 04> Towel rod fittings, corner shelf and mirror in the bathroom
- 05> Wardrobe with table and mirror

**Kitchen & Utility Area:**

- 01> Modular Kitchen
- 02> Chimney fitting
- 03> Light Fitting

**Misc.**

- 01> Door Bell



Ruche

Shivam

## **ANNEXURE - B**

### **Lessor's Bank Account details for NEFT/MPS transfer**

<b>Bank</b>	: Axis Bank
<b>Branch</b>	: Sec- 16, Noida
<b>City &amp; Pin Code</b>	: Noida
<b>Name of the Holder</b>	: Pushparaj Sinha
<b>Type of Account</b>	: Savings
<b>Account No.</b>	: 022010100602266
<b>IFS Code</b>	: UTIB0000022
<b>Pan No.</b>	: <b>BAPPP2955R</b>