

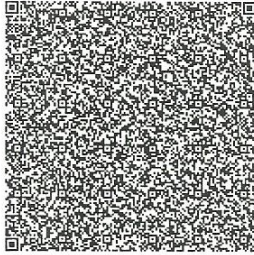


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

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Certificate No.	: IN-KA84884932529739N
Certificate Issued Date	: 30-Jun-2015 02:48 PM
Account Reference	: SHCIL (FI)/ ka-shcil/ MALLESHWARAM1/ KA-BA
Unique Doc. Reference	: SUBIN-KAKA-SHCIL18988231879745N
Purchased by	: VENKATESH M G
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VENKATESH M G
Second Party	: SRINIVASULU PITLA
Stamp Duty Paid By	: VENKATESH M G
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Authorised Signatory
for Stock Holding Corporation of India Ltd.

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AGREEMENT OF RENT

This **AGREEMENT OF RENT** is made and executed on this the **30th day of June Two Thousand Fifteen (30.06.2015)**, at Bangalore by and **BETWEEN:**

Sri. VENKATESH M.G.,
Aged about 45 years,
S/o. M. Gangappa,
61, 2nd Main, Chiranjeevi Layout,
Hebbal Kempapura,
Bangalore-560 024.

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Statutory Alert:

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

Hereinafter called the **LESSOR** (which term shall mean and include their legal heirs, executors, administrators, Successors, legal representatives and assigns of the respective parties) **on ONE PART :**

AND

Mr. SRINIVASALU PITLA,
S/o. Ramanaiah Pitla,
#198, 17th Cross Street,
Nolambur, Chennai-600037.

Hereinafter called the **LESSEE** (which term shall mean and include their legal heirs, executors, administrators, Successors, legal representatives and assigns of the respective parties) **on OTHER PART :**

Whereas the **LESSOR** the absolute owner and well possessed of the immovable property namely Residential Apartment bearing Flat No. 3, R.K. Genesis, # 17, 2nd Cross, Pampa Extension, Hebbal Kempapura, Bangalore-560024, with the amenities, fittings and accessories described hereunder in the schedule and which property be hereinafter called as the "**SCHEDULE PREMISES**".

WHEREAS the LESSEE herein approached the LESSOR and offered to take on rent the Schedule Premises and the LESSOR accepted the said offer and agree to rent out the same to the LESSEE and in pursuance thereof the parties herein entered into this agreement as hereunder.

NOW THIS INDENTURE WITNESSETH :

THAT, the LESSOR has RENT out and the LESSEE has taken on RENT on this day the immovable property namely, Residential Apartment bearing Flat No. 3, R.K. Genesis, # 17, 2nd Cross, Pampa Extension, Hebbal Kempapura, Bangalore-560024 which is more specifically described hereunder the schedule of the premises and hereinafter be called and referred to as the **SCHEDULE PREMISES**, in the following terms and conditions.

1. **DURATION :** The Tenancy shall be for a period on **11 (Eleven) months** only, commencing from **10.07.2015**. The same may be renewed after 11 months subject to terms and conditions as mutually agreed upon between the LESSOR and the LESSEE.
2. **RENT :** The LESSEE shall pay a sum of **Rs. 15,000/- (Rupees Fifteen Thousand Only)** to LESSOR as the rent for the premises. The rent for each English Calendar month shall be paid on or before **5th** day of the following month. Maintenance Charges should be paid separately to the management every month other than the rent. After 11 months the rent will be increased at **5%** and every Eleven months thereafter.

3. **DEPOSIT** : The LESSEE has paid a sum of **Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)** by way of Cheque, **Cheque No. 000063, HDFC Bank, Chennai** as interest free deposit to the **LESSOR** as security for due performance of obligations as TRNANT. The LESSOR shall hold the same free of interest and shall refund the said deposit amount to the LESSEE at the same time of LESSEE delivery back of vacant possession of the premises to the LESSOR.
4. **PURPOSE** : The LESSEE shall use the schedule premises for Residential Purpose only.
5. **CHARGES FOR ELECTRICITY** : The LESSEE shall bear and pay the charges for Electricity consumption separately as per separate meter.
6. **BAR ON SUB-LETTING** : The LESSEE shall not sub-let, part or re-let with possession of the scheduled premises or any part or portion thereof to/or in favour of any other person/s on any terms and conditions.
7. **ADDITIONS AND ALTERATIONS** : The LESSEE shall keep the schedule premises in good and tenantable condition, and shall not carry out or make any alterations, modifications or repair in respect of the schedule premises without the prior approval or consent of the LESSOR.
8. **USE OF PREMISES** : The LESSEE shall use and enjoy the premises with utmost care and caution. Breaking of any of the amenities, furnishing, accessories etc., the LESSEE shall make the food the loss of the LESSOR. The LESSOR shall be entitled to deduct such amount/s to make good the loss from and out of the advance / deposit with the LESSOR and / or shall also be entitled to recover the same from the LESSEE in this behalf.
9. **REPAIRS AND MAINTANCE** : The LESSEE shall keep the schedule premises in good condition subject to normal wear and tear and shall not cause or suffer any damage thereto. Any damages to the fixtures and fitting of the premises, which shall be used by the LESSEE during the lease period, shall be reimbursed by the LESSEE or the same shall be deducted by the LESSOR out of the deposit paid by the LESSEE.
10. **DELIVERY BACK OF POSSESSION** : On termination of the tenancy period, the LESSEE shall deliver back vacant possession of the schedule premises to the LESSOR in the same condition in which it was let out duly painted as done at the time of handing over possession.
11. **PROVISION FOR EARLIER TERMINATION** : In the event of the LESSEE failing to pay the rent for a period of two months consecutively or committing breach any other terms and condition of tenancy, the LESSOR shall be entitled to terminate the tenancy and re-enter upon the premises. The lease may be terminated by either party by giving one month notice in writing.

12. **PROPERTY TAX** : The LESSOR shall bear and pay the property taxes, rates and ceases payable to the Bangalore City Corporation in regard to the premises.
13. **INSPECTION AND ENTRY** : The LESSOR and/or their representatives shall be entitled to enter upon the premises with appointment to inspect the same to satisfy themselves has the premises is being used in accordance with the terms of tenancy.

SCHEDULE


All that piece and parcel of the **Residential Apartment bearing Flat No.3, R.K. Genesis, No.17, 2nd Cross, Pampa Extension, Hebbal Kempapura, Bangalore-560 024, consisting of Two Bedrooms, One Attached Toilet and One common Bath and Toilet, Hall, Dining cum Kitchen and Pooja Room, with Electricity, Water and Car Parking facilities.**

FITTING AND FIXTURES:


- | | | | |
|----|-----------------|---|-------------|
| 1. | GEYSES | : | One No. |
| 2. | CEILING FANS | : | Four Nos. |
| 3. | KITCHEN CABINET | : | One No. |
| 4. | WARDROBE | : | Three Nos. |
| 5. | CFL BULBS | : | Eleven Nos. |
| 6. | CALLING BELL | : | One No. |
| 7. | FANCY FIXTURES | : | Five Nos. |

IN WITNESS WHEREOF the LESSOR and the LESSEE have set their signatures to this **RENTAL AGREEMENT** on the day, month and year first above mentioned.

WITNESSES :

1. 
Venkatesh M G
Flat #39 I-cross, I-Main
Chiranjeevi Hs, Kempapura, BLR-24


(VENKATESH M G)
LESSOR

2. 
Srinivasulu Pitla
Shree Latha, #61,
Chiranjeevi layout,
Hebbal Kempapura, BLR-24


(SRINIVASULU PITLA)
LESSEE