



सत्यमेव जयते

INDIA NON JUDICIAL

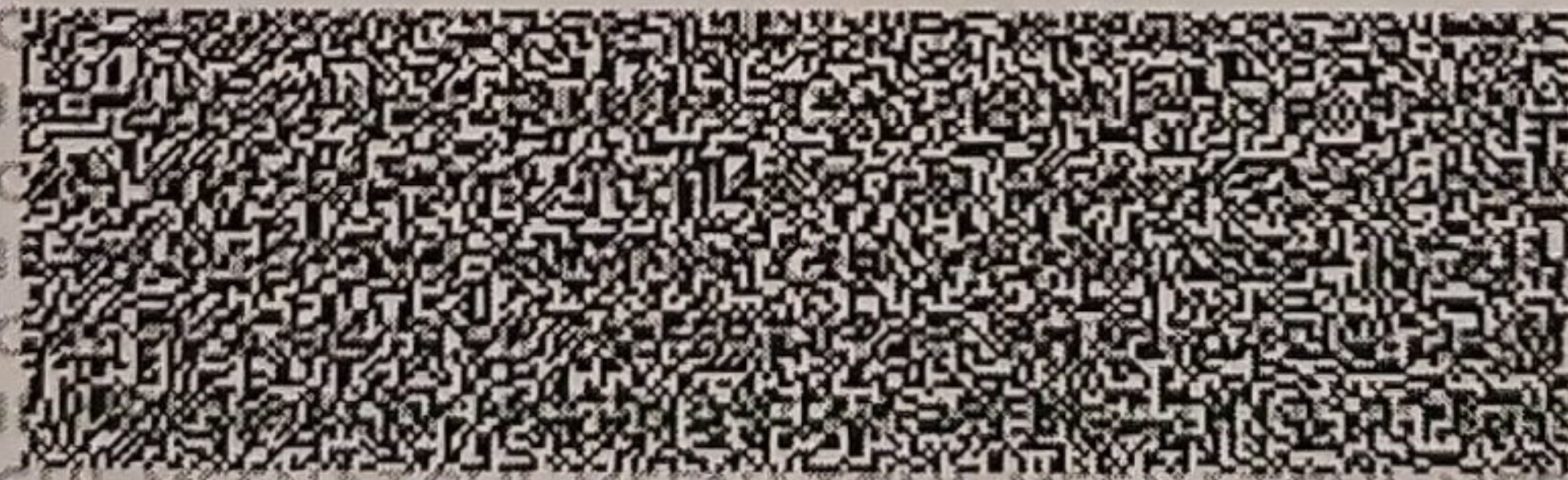
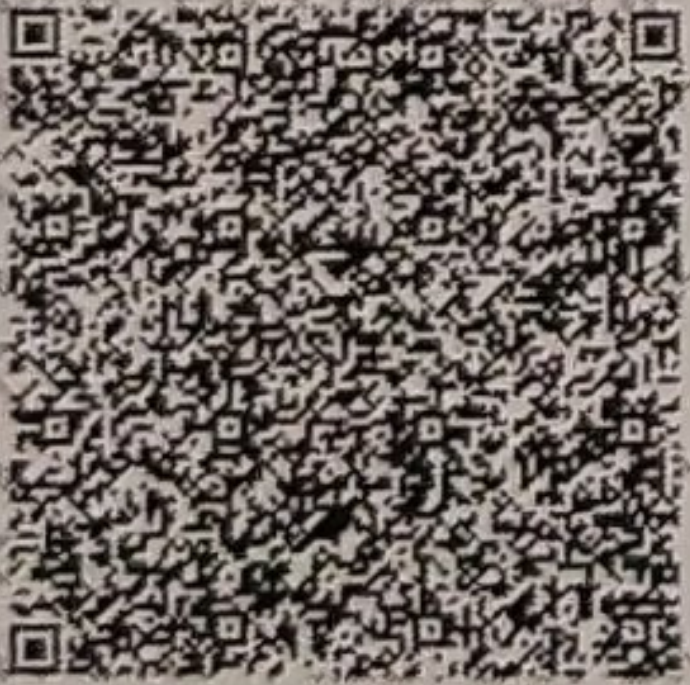
Government of Karnataka

Rs. 50

e-Stamp

Certificate No. : IN-KA47314582634894V  
 Certificate Issued Date : 11-Jan-2023 01:29 PM  
 Account Reference : NONACC (FI)/ kaersf108/ HRBR LAYOUT1/ KA-SV  
 Unique Doc. Reference : SUBIN-KAKACRSFL0889801491800492V  
 Purchased by : SUDIPTO GHOSH  
 Description of Document : Article 30 Lease of Immovable Property  
 Description : RENTAL AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : MEENATCHI  
 Second Party : SUDIPTO GHOSH  
 Stamp Duty Paid By : SUDIPTO GHOSH  
 Stamp Duty Amount (Rs.) : 50  
 (Fifty only)

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Please write or type below this line

### RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and executed on this 10<sup>TH</sup> DAY OF JANUARY 2023 at Bangalore by and between:

Mrs. MEENATCHI, W/o Parameshwaran M Residing at Old No. 86, New No. 29, Ground Floor, 3<sup>rd</sup> Cross, Govt School Road, Chikka Banaswadi, Bangalore - 560033 Hereinafter called the "LESSOR" of the one part.

AND:

*M. Meenatchi*

*Sudipto Ghosh*

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

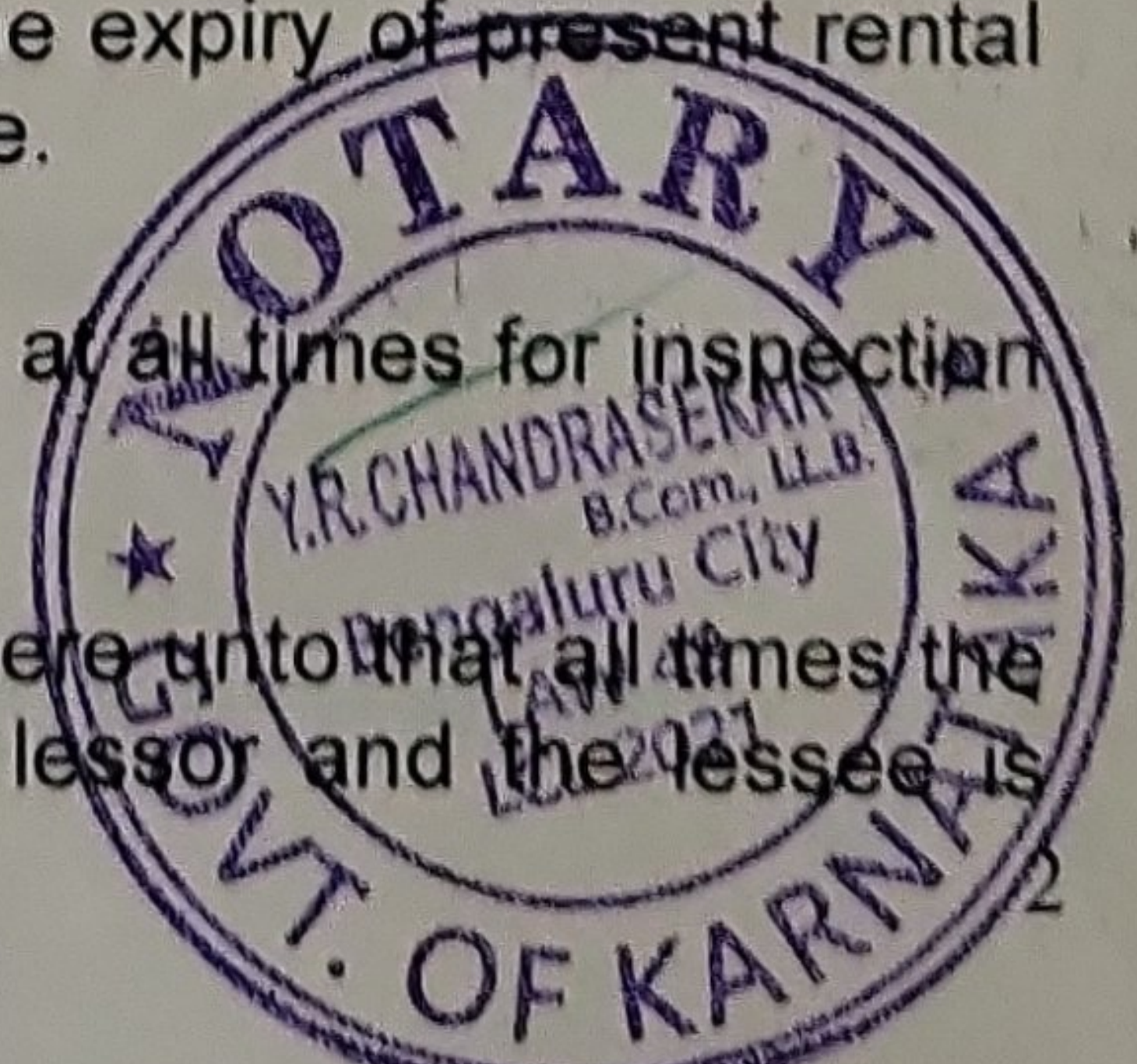


**Mr. SUDIPTO GHOSH** S/o Sunandan Ghosh Residing at House No. 527/A Suthir Math Post Berhampur Murshidabad West Bengal 742101 Aadhaar No. 3898 6408 2894 Hereinafter called the "**LESSEE**" on the Other Part

WHEREAS the lessor here by grants permission to the lessee to occupy the said premises and utilize the same for residential home purposes under the rental agreement terms and conditions.

1. WHEREAS the lessee shall pay the lessor, a monthly rental of **Rs. 5,500/- (Rupees Five Thousand Five Hundred Only)** per month for the premises. The same shall be paid by a lessee to the lessor every calendar month before 05<sup>th</sup> of every English calendar month.
2. WHEREAS the lessee on execution of this agreement has paid to the lessor an INTEREST FREE deposit of **Rs. 20,000/- (Rupees Twenty Thousand Only)** by way of cash as refundable security deposit which will be repaid during vacating the said premises.
3. The lessee shall keep the said premises in good and proper condition effecting all necessary minor repairs if any to doors, windows, water, electrical and sewerage executions and fitting connected there on and the lessor shall be responsible only for structural and or heavy and major repairs.
4. The lessee shall in addition to the monthly bill aforesaid shall pay monthly electricity charges consumed by him against bills of BESCOM. And Rs. 200/- towards the water charges every month along with monthly rent.
5. The lessee shall not make any construction or alteration in the said premises, without previous consent in writing of the lessor.
6. The lessee shall not store any articles or objectionable, hazardous nature or material or articles and goods prohibited under law which may cause danger and deterioration to the premises excepting domestic gas or kerosene for cooking purpose only. All damages caused on account violation of law on storing objectionable materials shall be the responsibility of the lessee and the damages shall be made good and accountable for consequences.
7. The lessor shall pay all present and future municipal and other taxes, cess and levies in respect of the said premises.
8. The lessee period is for **Eleven months only (11) starting from 10/01/2023 to 09/11/2023** The existing period can be renewed with mutual consent and at agreed terms and conditions afresh in writing after the expiry of present rental period, with an increase of **@5%** on the total rental fee.
9. The lessor shall have right to entry in to the premises at all times for inspection or otherwise, with prior appointment from the lessee.
10. If in hereby specifically agreed between the parties here unto that all times the ownership of the said premises shall vest with the lessor and the lessee is

*Sudipto Ghosh*



*M. Heenabhai*



merely granted permission to make use of the said premises for **RESIDENTIAL PURPOSES** only.

11. It is agreed by the lessee that the said premises shall be keep in tenantable condition and no damage shall be caused. And the lessee shall not sublet the said premises to any other person's.
12. If the lessee causes any damage to the said premises the lessor reserves the right to deduct the cost from the security deposit made by the lessee at the time of execution of the agreement.
13. The tenant shall pay one month rent towards the painting charges or same will be deducted from the advance amount except damages charges, at the time of vacating the schedule premises.
14. The Lessee shall be entitled to terminate this agreement at anytime by giving notice to the lessor or vice versa in writing of **THREE MONTHS** in that behalf and on the expiration of the notice this lessee shall cause to stand extinguished.
15. The following fixtures and fittings have been handed over to the lessee at the time of the execution of this rental agreement and the lessee shall hand over the same at the time vacating the premises in the same condition expect for wear and tear acceptable to the lessor.
16. The TENANT shall pay the rents and perform the obligation as per the terms of this agreement if the TENANT fails to pay the rents consecutively for two months or fails to performing any of the obligation contains herein the OWNER is at liberty cancel the un expired period of this agreement and evict the TENANT from the peaceful possession without any prior intimation / Notice.

#### SCHEDULE OF PROPERTY

Residential house bearing at **OLD NO. 86, NEW NO. 29, GROUND FLOOR, 3<sup>RD</sup> CROSS, GOVT SCHOOL ROAD, CHIKKA BANASWADI, BANGALORE - 560033** Consisting of, One hall, one kitchen, one bed room with attached bathroom and toilet and with electricity and water facilities, R C C Roofed with fitting and fixtures : Fan - 3, Light - 5, geyser -1 with basic amenities.

IN WITNESSES WHEREOF the lessor and lessee here unto set their respective hands the day and the year first above written.

#### WITNESSES:

1. *Ghash*  
Sunandan Ghash  
(W.B)-742101

*S. M. M. M. M.*  
LESSOR/OWNER

ATTESTED BY ME

*Chandrasekar*  
LESSEE/TENANT

2. *M. Parameshwara*  
M. Parameshwara  
Chikka Banaswadi  
B' 1010-560033

Y. R. CHANDRASEKAR, B.Com., LL.B.  
ADVOCATE & NOTARY  
# 3, 2nd Main, 10th Cross,  
Kenakenagar, R.T. Nagar Post,  
BANGALORE - 560 032

11 JAN 2023



Employee Code :- 1846451  
ACF ID :- BV21