

damages incurred, suffered caused or sustained by the **TENANT** by reason of any breach, non-performance on non-payment by the **OWNER** as aforesaid.

14. In the event of the **TENANT** failing to pay the monthly rent within time stipulated, electricity charges, or commits breach of any terms and conditions of the agreement herein, the **OWNER** shall be entitled to give notice of revocation to the **TENANT** in writing. In case the **TENANT** does not comply with and / or rectify the default within 15 days, or such extended time as the **OWNER** would have granted, the **OWNER** reserves the right to revoke this agreement and such revocation been made, the **TENANT** shall, within 15 days from the date of revocation, remove all his articles & other belongings and hand over the said premises to the **OWNER** without prejudice to the **OWNER** as may be subsisting between the parties to this agreement. In such an eventuality, the owner will be entitled to deduct 15 days rent as penalty for non-compliance of terms of agreement. It is further agreed that the either party can terminate this agreement by giving 2 calendar months' notice.

Schedule of Property

All that piece and parcel of the portion of residential house premises at: F03-403, Provident Welworth City, Doddaballapura Main Rd, Yelahanka, MarasandraAmanikere, Karnataka 562157, **along** with the following fixtures:

- One Wardrobe each in three Bedrooms.
- Kitchen cabinets
- 5 Ceiling fans
- 9 LED Lights
- 2 Light Shades
- 1 Exhaust Fan in Kitchen, 2 Exhaust Fan in Washroom
- Curtain Rods on all windows and on main door
- 1 Geyser

In witness where of both the parties have set their hands together and signed this rental agreement, on the day, month and year above mentioned.

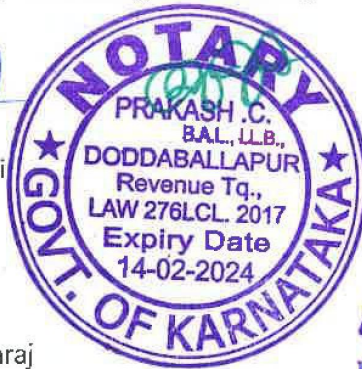

TENANT


Virendra Adhikari

Witnessed by:

1. Deepna Dhanaraj






OWNER
Avinash Punna
02 NOV 2019

ATTESTED BY ME

EXECUTED BY ME



PRAKASHA.C., B.A.L., LL.B.
ADVOCATE & NOTARY
1, Chikka Munishamappa Building,
Near Balamuri Ganapathi Temple,
Ward # 3, D. Cross, Muthasandra Road,
DODDABALLAPURA - 561 203.
Bangalore Rural District.
Mob : 9141703286/6360433454

NOTARIAL REGISTER	
Sl.No. 1015	Page 06
Vol. 01	Date 21/11/19



10. The **TENANT** shall allow the **OWNER** or his agents to periodically inspect the said premises at any convenient hours during daytime.
11. The **OWNER** today delivered the said premises to the **TENANT** in good and tenantable condition with the said premises freshly painted; likewise, the **TENANT** shall hand over the said premises in good and tenantable condition back to the **OWNER** at the time of vacating.

A) The **TENANT** shall carry out **Day-to-Day repairs** as described below:

- Changing of tap washers and taps, drain cleaning and cleaning of Water closet & repairs to Wash Basin, Geyser, Circuit breaker, Switches and socket and Replacement of bulbs.
- Repairs and replacement of electrical equipment except major internal and external wiring change and Kitchen fixtures repairs.
- Replacement of knobs and locks of doors, cupboard windows etc.
- Replacement of glass panels in windows, doors etc.
- Any damages to interior fixture, fittings or interior wall paint will be adjusted from the advance amount.

B) The **OWNER** shall carry out all structural repairs or any major repair due to natural wear & tear of appliances, except those caused by the **TENANT**.

The **OWNER** shall keep the exterior of the said premises and drainage thereof in good and substantial repaired condition and shall do, from time to time, all heavy repairs as may be required / necessary for keeping the premises wind and water tight, subject to and in confirmatory with the municipal rate, regulations and by laws and rules of like nature.

The **OWNER** shall observe and perform all the necessary conditions of the agreement, covenants and provisions on which the **TENANT** occupies the said premises and shall not do anything where by the **TENANT's** right to occupy the said premises is hindered, forfeited or effected in any prejudicial manner. The **OWNER** shall keep the **TENANT** indemnified against all suits and proceedings filed against and all costs, charges, expenses, loss or

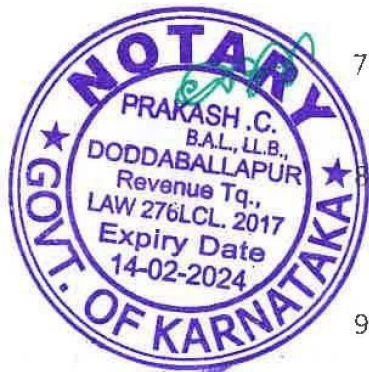


Amul

[Signature]

Whereas the **OWNER** is the absolute and lawful owner of **F03-403, Provident Welworth City, Doddaballapura Main Rd, Yelahanka, Marasandra Amanikere, Karnataka 562157**, and intends to let out the same on monthly rent to the **TENANT** herein subject to the following **Terms and Conditions**:

1. That in pursuance of the above agreement, the **TENANT** has agreed to occupy the said premises consisting of 1 hall, 3 bed room, Kitchen, store room toilets for monthly rent of Rs.12000/- (Rupees Twelve Thousand only) inclusive monthly maintenance payable online to **OWNER** before 10th of every month.
2. The **TENANT** agrees to pay an advance of Rs.40000/- (Rupees Forty Thousand only) as security deposit for the said premises through online transaction and the same will be acknowledged by the **OWNER** when credited to his bank account. The said security deposit amount shall not carry any interest and is repayable by the **OWNER** to the **TENANT** at the time of vacating the said premises complying to all terms and conditions enumerated in this agreement.
3. The rental period of the scheduled property is up to 31st October 2021 commencing from 1st November 2019, and after completion, the agreement may be renewed, if so agreed upon by both parties with an increase of 5% on monthly rent.
4. The **TENANT** shall maintain the interior of the said premises in good order and condition (wear & tear, loss or damage by natural calamities or violence of any army / mob, or any other irresistible force or accident is exempted).
5. The **TENANT** shall not make any structural or other changes to the said premises, fixtures and fittings without the prior written approval of the **OWNER**.
6. The **TENANT** shall pay the monthly electricity bill (regularly without any default or arrears) by himself as per the meter reading connected to the said premises.
7. The **TENANT** shall pay the rent regularly on/before 10th of every succeeding calendar month.
8. Two months prior notice shall be given by either side in the event of **OWNER** / **TENANT** deciding to vacate the said premises before the expiry of rental period.
9. The **TENANT** shall occupy the said premises for residential purpose only and shall not carry any trade or business in the said premises. Also, the **TENANT** shall not sub-let, re-let or under-let the said premises to any other party.



Amrith

[Signature]



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INDIA NON JUDICIAL

Government of Karnataka

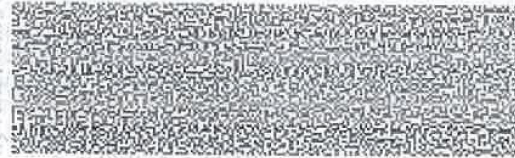
Rs. 100

e-Stamp

Certificate No.	: IN-KA27849915514028R
Certificate Issued Date	: 29-Oct-2019 01:02 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ VIDYARANYAPURA/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0874602058064846R
Purchased by	: AVINASH PUNNA
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AVINASH PUNNA
Second Party	: VIRENDRA ADHIKARI
Stamp Duty Paid By	: AVINASH PUNNA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

For the Phalguni Souhardha Credit
Co-Operative Limited

Authorised Signatory



02 NOV 2019

Please write or type below this line

RENTAL AGREEMENT

This **Rental Agreement** is made and executed at Bangalore on 1st November 2019 between:

Avinash Punna now residing at #055, K block, Trifecta Esplanade, Whitefield PO, Bangalore – 560067 hereinafter called as "**OWNER**" on one part

AND

Virendra Adhikari S/o Mr. Chandermani, now residing at #B-39, Hill View Garden, Alwar Bypass Road, Bhiwadi 301018, Rajasthan herein after called "**TENANT**" on the other part, (the terms **OWNER** & **TENANT** shall mean and include their respective, heirs, executors, administrators and assignees, etc.,)

Statutory Alert:

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

