

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA07591796041065U
Certificate Issued Date	: 07-Dec-2022 12:19 PM
Account Reference	: NONACC (FI)/ kacrsf08/ DEVASANDRA/ KA-GN
Unique Doc. Reference	: SUBIN-KAKACRSFL0817443033797165U
Purchased by	: NARUKONDA VEERENDRANATH
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MANJULA GUDUPALLI
Second Party	: NARUKONDA VEERENDRANATH
Stamp Duty Paid By	: NARUKONDA VEERENDRANATH
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

RENTAL AGREEMENT

THIS RENTAL AGREEMENT IS MADE AND EXECUTED ON THIS 07TH DAY OF DECEMBER 2022 (07/12/2022) AT BANGALORE

BETWEEN

Mrs. MANJULA GUDUPALLI

Residing at: H No 74, 1st Floor, Green Avenue Layout,
Kodigehalli Main Road, Kodigehalli,
Krishnarajapuram, Bangalore-560067.

Herein after called as the "OWNER".

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.



AND

Mr. NARUKONDA VEERENDRANATH

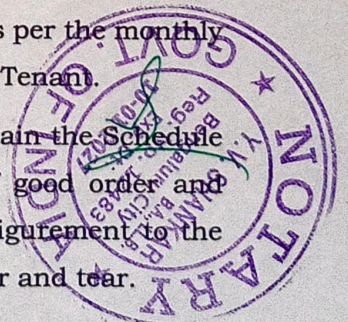
Address: H No 74, 2nd Floor, Green Avenue Layout,
Kodigehalli Main Road, Kodigehalli,
Krishnarajapuram, Bangalore-560067.

Hereinafter called as the "**TENANT**" which term shall unless repugnant to the context be deemed to include his/her executors, administrator and assigns.

WHEREAS, the absolute Owner of all that piece and parcel of the Residential Premises situated at: **H No 74, 2nd Floor, Green Avenue Layout, Kodigehalli Main Road, Kodigehalli, Krishnarajapuram, Bangalore-560067.** Whereas a Tenant approached with the Lesser to let-out Schedule Premises on Rental basis, and the lesser agrees to let out the same under the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. **DURATION:** The duration of rent shall be for a period of **11 months** commencing from **18/01/2022**, is Subject to renewal thereafter under agreed terms and conditions by the Owner.
2. **RENT:** The monthly rent by the Tenant to the Owner for the Schedule Property shall be **Rs. 10,000 /- (Rupees Ten Thousand only)** to be paid on or before 5th day of every English calendar month and will increase progressively by 5 % every year or on mutual agreement.
3. **DEPOSIT:** The Tenant has paid amount of **Rs. 40,000 /- (Rupees Forty Thousand only)** as Security Deposit. This advance shall not carry any Interest. And refund the advance/ Security Deposit to the tenant at the time of vacating the Schedule premises.
4. **USE:** The Schedule Property shall be used by the Tenant for Residential Purpose only and not to use for any Illegal Activities or not store any explosive items in the scheduled premises.
5. **ELECTRICITY CHARGES AND WATER CHARGES:** The tenant shall pay the electrical bill to the concerned department as per the monthly and maintenance charge of Rs 300 to be paid by the Tenant.
6. **INTERNAL MAINTANANCE:** The Tenant shall maintain the Schedule Property and all fixtures and fittings in a state of good order and condition and shall not cause any damages or disfigurement to the Schedule Property there in always expecting fair wear and tear.



7. **LIABLE FOR DAMAGES:** It is agreed that any damages caused by the Tenant in the schedule property shall be made good by the tenant promptly or the same amount shall be deducted from the security deposit.
8. **ADDITIONS AND ALTERNATIONS:** The Tenant shall not make additions and alteration without the written consent of the Owner.
9. **NOTICE PERIOD** : Whereas the termination of this agreement shall be Two (02) Months prior intimation by either side of both the parties.
10. **SUB LETTING:** The Tenant shall not assign, transfer, sublet or part with the possession of the Schedule Premises or any part thereof to anyone else without the prior written consent of the lesser.
11. **PAINTING CHARGES:** The Tenant shall pay painting Charges of One month Rent at the time of vacating the schedule premises or it will be deducted from security deposit.

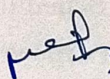
SCHEDULE

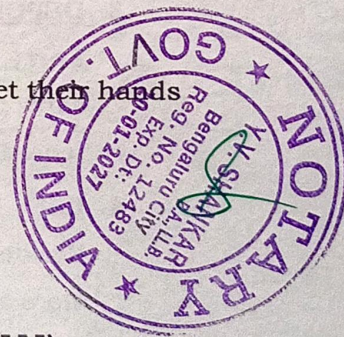
The Premises situated at : **H No 74, 2nd Floor, Green Avenue Layout, Kodigehalli Main Road, Kodigehalli, Krishnarajapuram, Bangalore-560067.** House consisting of 1 BHK with Bathroom and Toilet water and Electricity Facilities.

Fittings: Ceiling Fans-02, LED Bulbs/Lights-6 Nos, V Guard 15 Ltrs Geyser- 01 Nos, Exhaust Fan- 02 No, Wardrobe Keys-03 sets, Bed Room Key-1 set, Main Door Keys-02(01 Owner)

IN WITNESS WHERE OF THE PARTIES to this Agreement has set their hands
On the day, month and year first above mentioned.
WITNESSES

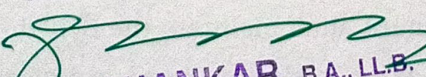
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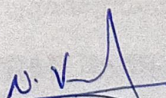

OWNER
(MANJULA GUDUPALLI)



ATTESTED BY ME

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Y.V. SHANKAR, B.A., LL.B.
ADVOCATE & NOTARY
28, 'Rudramma Nilaya', 13th Cross,
Kanakanagar, R.T. Nagar (Post),
BANGALORE - 560032


TENANT
(NARUKONDA VEERENDRANATH)