



सत्यमेव जयते

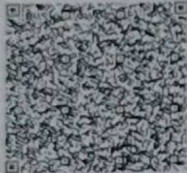
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No.	: IN-KA19721408371913W
Certificate Issued Date	: 03-Feb-2024 11:23 AM
Account Reference	: NONACC (FI)/ kagcs108/ UDAYANAGAR2/ KA-SV
Unique Doc. Reference	: SUBIN-KAKAGCSL0802964518513119W
Purchased by	: M PAVAN
Description of Document	: Article 30 Lease of Immovable Property
Description	: RENTAL AGREEMENT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PADMAVATHI
Second Party	: M PAVAN
Stamp Duty Paid By	: M PAVAN
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

### RENTAL AGREEMENT

*This Deed of Rental Agreement made and executed at Bangalore on this 03<sup>rd</sup> day of February 2024 (03.02.2024) by and between:*

*Mrs. PADMAVATHI, Residing at # No 204, 3<sup>rd</sup> Floor, 5<sup>th</sup> Cross, Kaveri Street, Udayanagar, Dooravaninagar Post, Bangalore - 560016. Hereinafter referred to as the OWNER OF THE ONE PART.*

AND

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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. M. PAVAN, Residing at: # No 204, 2<sup>nd</sup> Floor, 5<sup>th</sup> Cross, Kaveri Street, Udayanagar, Dooravaninagar Post, Bangalore - 560016. Hereinafter referred to as the TENANTS OF the OTHER PART:

(The terms OWNER and TENANTS shall mean and include their respective heirs, executors, administrators, legal representatives, successors, and assignees etc., Witnesseth as under:

Whereas, the OWNER is sole and absolute owner in lawful possession and enjoyment of the schedule property of Residential House property which is more fully described in the Schedule hereunder and hereinafter referred to as the schedule property. The said schedule property to day OWNER agrees to let-out in favour of TENANT on rental basis for his Residential Purposes as per the following terms and conditions setout hereunder.

**NOW THIS AGREEMENT OF WITNESSETH AS UNDER:-**

1. The tenant has paid on this day a sum of Rs. 50,000/- (**Rupees Fifty Five Thousand only**) on which is the receipt of the same is herewith acknowledged by the owner. The said deposit shall not carry any interest at the time of refund.
2. The Tenant shall pay a monthly rent of Rs. 14,500/- (**Rupees Fourteen Thousand Five Hundred Only**) on or before 5<sup>th</sup> of every English Calendar month.
3. The term of this agreement of rent commenced from **1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024** this agreement, it will remain in force a period of **11 Months. After 11 months 5% Increase on Present Rent.**
4. The TENANT shall pay **Electricity and Water Charges** separately thereon the concerned authority without keeping any arrears.
5. The TENANT shall not sub-let or under let or part with the possession of the schedule premises with any other third part without the consent of the owner.
6. During the term the Security deposit amount will not carries any interest and this amount fully refundable to TENANT by OWNER while termination of this agreement or rent after deducting arrears of dues of TENANT such as electricity Bill, Water Charge, damages, rent & etc., thereon, to which both the parties In due course of the term TENANT shall pay thereon to the concerned authority as and when it falls due. In addition to that TENANT himself incurred normal wear and tear maintenance charges outof his own cost and risk.
7. TENANT liable to hand over intact, good tenantable condition house property to OWNER at the time of termination of this agreement of rent.



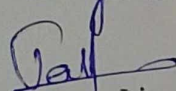
8. TENANT Liable allow OWNER or his representatives to inspect the house premises and OWNER desired without fail.
9. Either the parties shall give 2 (Two) month prior notice at the time of vacating the premises.
10. Whereas the Tenant should pay **ONE MONTH RENT as Painting charges** if not such charges will be deducted from the security deposit amount. If any damages occurred due to the negligence of the TENANT, such damages will be borne by the TENANT OR such charges will be deducted from the security deposit amount.

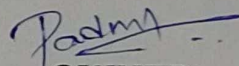
### SCHEDULE

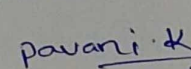
All that part and parcel of the schedule property at # No 204, 2<sup>nd</sup> Floor, 5<sup>th</sup> Cross, Kaveri Street, Udayanagar, Dooravaninagar Post, Bangalore - 560016. Consisting of One Hall, One Kitchen, Double Bedrooms attached Bathroom and Toilet, with electricity & water facilities. RCC Roofed Building.

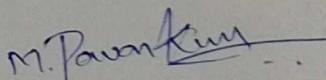
In witness whereof this agreement of rent signed by the parties, on the day, month and year above mentioned.

#### **WITNESSES: -**

1. Sagar . T  


  
**OWNER**

2. Pavani  


  
**TENANT**