



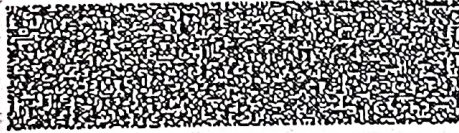
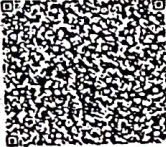
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA44123582024414T
 Certificate Issued Date : 02-Nov-2021 02:05 PM
 Account Reference : NONACC (FI)/ kacrsf108/ NAGARBHAVI4/ KA-BA
 Unique Doc. Reference : SUBIN-KAKACRSFL0840159816113982T
 Purchased by : MAHESHA KUMAR
 Description of Document : Article 30 Lease of Immovable Property
 Description : Rental Agreement
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SANJAYA K R
 Second Party : MAHESHA KUMAR
 Stamp Duty Paid By : MAHESHA KUMAR
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

RENT AGREEMENT

THIS RENT AGREEMENT is made and entered on this the 2nd day of November 2021, at Bangalore by the between:

Sri. SANJAYA.K.R, S/o Late. K. Ramachandra Murthy, residing at No. 55 & 38, G-1, Balaji Presidency, 6th Cross, 1st Main, Pattegarapalya, Bangalore-560 072. Hereinafter called as the LESSOR (OWNER) of the First party. (Adhar No. 595898611990 Pan No: ASBPS7761F)

AND

Sri. MAHESHA KUMAR, aged about 31 years, S/o Sri. Irayya Hiremath, residing at BTDA Colony, Ward No.11, Bagalkot, Karnataka -587102. Hereinafter called the LESSEE/TENANT on the Second Party. (Adhar No. 488226861728, Pan No: APFPH8421N)

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Statutory Avert:

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.com' or using e-Stamp Mobile App of Block Holding.
2. Any discrepancy in the details on this Certificate and as available on the Website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Concerned Authority.

M. I. Hiremath

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Whereas the Lessor is the absolute owner of the vacant premises bearing No. 55 & 38, G-1, Balaji Presidency, 6th Cross, 1st Main, Pattegarapalya, Bangalore-560 072 and is intending to let out the same for Rent for 11 (Eleven) months and TENANT / LESSEE has agreed to take the same.

NOW THIS RENTAL AGREEMENT WITNESSETH AS FOLLOWS:

1. This Agreement is for a period of 11 (Eleven) months, commencing from 01-11-2021 and after completion of 11 months it may continue as agreed between the parties.
2. The Lessee has paid a sum of Rs. 1,00,000/- (Rupees One Lakh Only) as security deposit to the Lessor by way of fund transfer to (Rs. 10,000/- and Rs. 90,000/- transfer to A/c No. 201105585 ICICI Bank, MG. Road Branch) before the following witnesses. This amount shall not carry any interest but refundable at the time of vacating the premises to the Lessee.
3. The monthly rent for the premises is Rs.14,000/- (Rupees Fourteen Thousand Only) payable on or before 3rd day of every succeeding calendar month. And Maintenance charges extra @ actual (prevailing maintenance charges as on 1-11-2021 Rs. 2350/- per month which include water bill)
4. The Lessee has agreed to pay to Electricity Charges to the concerned authority at his own cost, without keeping any arrears.
5. The Lessee shall not make any damages to the wall, structure during the period of the tenancy and shall keep the premises in good and tenantable condition. If any damages occurred during the period of tenancy by the lessee, the same shall be borne by the Lessee if it may be deducted in the security deposit by the Lessor.
6. The Lessee shall use the premises for Residential purpose and shall not sublet or underlet or part with the premises to any other person/s during the period of the tenancy.
7. In case the Lessee desired to continue beyond 11 months, he shall in consultation with the Lessor and also by increasing the monthly rent by 5% after two years i.e. 01-11-2023 thereafter revision of 5% applicable every year on the same date.
8. Both the Lessor and Lessee shall have option to serve notice to each other to vacate the premises at least 03 (Three) months notice in advance.
9. The Tenant has agreed to painting the schedule premises while vacating the house or agreed to deduct the painting charges from the advance amount.

SCHEDULE

All the piece and parcel of the house No. 55 & 38, G-1, Balaji Presidency, 6th Cross, 1st Main, Pattegarapalya, Bangalore-560 072. Consisting of RCC Roofed, Ground Floor, West Facing House of One Hall, One Kitchen, One Pooja Room, Two Bedrooms, One Attached Bathroom, One Common Bathroom & One Toilet, Water & Electrical with Car Parking in basement bearing No. P-1 facilities.

WITNESSES:

1. S. S. [Signature]
944864716

2. [Signature]
Manjusha Bhagwat
9448489203

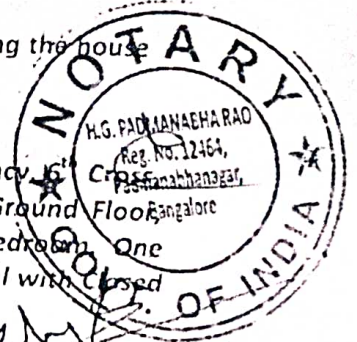
ATTESTED TRUE COPY

H.G. PADMANABHA RAO
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
Apt. F2, Rashmi Enclave,
22nd Main, Padmanabha Nagar
BANGALORE - 560 070

OWNER

TENANT

[Signature]
D. J. Himayat



[Signature]
D. J. Himayat

[Signature]
Shubodhika
1983511
Sub2