



सत्यमेव जयते

INDIA NON JUDICIAL

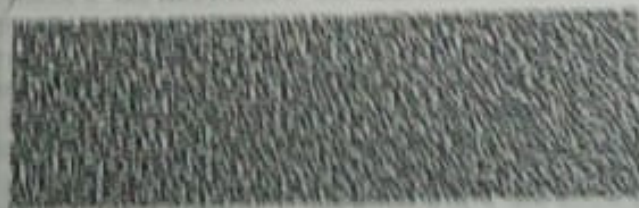
Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA71343138659089V
 Certificate Issued Date : 04-Feb-2023 10:17 AM
 Account Reference : NONACC (FI)/ kaersf108/ KORAMANGALA7/ KA-JY
 Unique Doc. Reference : SUBIN-KAKACRSFL0834706018600716V
 Purchased by : Ms Neeraja S
 Description of Document : Article 30 Lease of Immovable Property
 Description : RENEWAL RENTAL AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : Ms Neeraja S
 Second Party : Muthumanikandan Nambi and Ms Subhashini Narayanan
 Stamp Duty Paid By : Ms Neeraja S
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

RENTAL AGREEMENT

This Renewal Rental Agreement of tenancy is made and executed at Bangalore on this 4th February 2023 (Effective from 01.02.2023) by and between:

Owner

Ms. NEERAJA S
W/o Dr. Mukund Raj
2435c, Archana Nilaya,
Sector 1, HSR Layout
PAN : AXVP88032L

Hereinafter referred to as the "LESSOR" (Owner) of the ONE PART

Contd 1.....

Tenant

Mr. Muthumanikandan Nambi & Ms. Subhashini Narayanan
B - 602, Rajatha Green Apartments,
5/1B, Nagavara Main Road,
Bangalore - 560045
PAN: - ADPPN6891C

Hereinafter referred to as the "LESSEE" (Tenant) of the OTHER PART.

Whereas the first party is the absolute owner of the House, consisting of one hall, one kitchen, one dining room with service area, three bedrooms with 2 balconies, 2 bathrooms & with electricity and water facility situated at 215, Vaastu Hill View I, Rajajreshwari Nagar, Bangalore, Karnataka and the owner has decided to let out the same to the said tenant under the following terms and conditions.

TERMS AND CONDITIONS:

- 1) This rental agreement is for a period of 11 months with effect from **01st February 2023** to be utilized for residential purposes only.
- 2) The LESSEE has paid a sum of **Rs1,20,000/- (Rupees One Lakh and Twenty Thousand Only)** towards security deposit to the LESSOR. The security deposit shall not carry any interest and shall be refunded back to the LESSEE at the time of vacating the scheduled premises after deducting any arrears in rent, electricity bills, breakages, cleaning and painting charges.
- 3) The LESSEE further agrees to pay a monthly rent of **Rs. 17,325/- (Rupees Seventeen Thousand three hundred and twenty five only)**. The rent for each month shall be paid on or before **5th** of every month (after completion of the month).
- 4) The LESSEE shall pay directly to the Management Association of Vaastu Hill View I, the maintenance charges an amount of **Rs.2900/-** towards the schedule property. The monthly rental is exclusive of the maintenance charges. Any amount towards the personal consumption (water etc.) by the LESSEE will be borne by the LESSEE.
- 5) In case the LESSEE wants to vacate the premises before the period available to them, they should give one month notice, in writing, or one month rent in lieu of the notice period. The LESSOR also shall give one month notice to the LESSEE for terminating the Lease period.
- 6) The LESSOR and LESSEE on mutual agreement can renew this LEASE for a further period of 11 month. In such event the LESSEE shall pay and enhance the rent by 5% upon renewal of this agreement.
- 7) The LESSEE shall not have any right to claim deduction of rent from the security deposit amount. On the other hand the LESSEE shall keep paying the rent as agreed.
- 8) If the LESSEE commits any default to pay the rent regularly on due dates or commit any default to observe or perform any of the terms here to agreed, the LESSOR hereby reserves the right to terminate the LEASE hereto granted and take over possession of the schedule premises.

Contd 2.....

... electricity and water consumed to the BESCOM/
... BWSSB as per their monthly bill and pass on the copy of the bill along
with the payment receipt to the LESSOR.

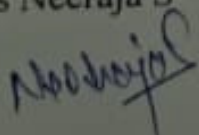
- 10) The LESSEE agrees not to sub-let or under-let the schedule premises in whole or part to any third person/party.
- 11) The LESSEE shall keep and maintain the schedule premises clean and in good condition. The costs of repair and maintenance at the schedule premises arising out of negligence, wear and tear due to LESSE shall be borne by LESSE.
- 12) At the time of vacating the schedule premises, the LESSE should have the schedule premises painted, else one month rent will be deducted towards painting charges of the scheduled premises.
- 13) The LESSOR shall have the right to terminate the tenancy if the LESSEE fails to pay the rents regularly for a consecutive period of two months or commits breach of any of the terms herein and take possession of the scheduled premises.
- 14) The LESSE shall adhere to the rules and regulations laid by the Management Association of Vaasti Hill View I – which includes using common amenities, garbage disposal etc

15) List of Fittings and Fixtures available in the premises

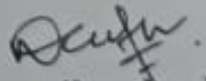
1. Ceiling Fans – 6 Nos.
2. CFL Bulbs – 12nos
3. Wadrobes in bedroom – New Fitting
4. Modular Kitchen with Chimney – New Fitting
5. Lights in fittings of Wadrobes and Kitchen- Now fitting
6. Geyser : 2 Nos
7. Grills for Service Area and Main entrance - New fitting

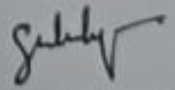
Common utilities include, but not limited to : common passage, roof, park, swimming pool, car parking, club house, gymnasium, etc

In witness where of the LESSOR and the LESSEE have signed the deed of rental agreement on the day month and year above written

Ms Neeraja S


LESSOR (OWNER)


Mr. Muthumanikandan Nambi


Ms Subhashini Narayanan
LESSEE (TENANT)

Witness:

1)