



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 150

e-Stamp

Certificate No. : IN-KA87035788998835U  
Certificate Issued Date : 17-Nov-2022 04:05 PM  
Account Reference : NONACC (FI)/ kaksfcl08/ BYRATHI/ KA-GN  
Unique Doc. Reference : SUBIN-KAKAKSFCL0879088430677271U  
Purchased by : PRIYADARSHINI SAHOO  
Description of Document : Article 30 Lease of Immovable Property  
Description : RENTAL AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : PRIYADARSHINI SAHOO  
Second Party : MAULIK PRADIPKUMAR SHAH  
Stamp Duty Paid By : PRIYADARSHINI SAHOO  
Stamp Duty Amount(Rs.) : 150  
(One Hundred And Fifty only)



Please write or type below this line

### RENTAL AGREEMENT

This Rental Agreement is made and executed on this **18<sup>th</sup> Day of November 2022 [18/11/2022]** and effective from **10<sup>th</sup> Day of January 2023 [10/01/2023]** at Bangalore, by and between:

**Mrs. PRIYADARSHINI SAHOO** [PAN ID:BKKPS0062Band Aadhaar ID: 5488 5210 5954], aged about 43 years, D/o Prafulla Sahoo, **Permanent Address:**No. VIM-349, 1<sup>st</sup> floor, Sailashreevihar, Chandrasekharapur, Bhubaneswar, Odisha 751021. Hereinafter called the "**Lessor/Owner**" [which expression shall mean and include his/her heirs, legal representatives, administrators, assigns, executors and etc] of the One Part, and in favour of:

**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.
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GOVERNMENT OF KARNATAKA

**Mr. Maulik Pradipkumar Shah** [PAN No. BEVPS2095RandAadhar number 649236283045], aged about 39 years, S/o Pradipkumar Jayantilal Shah, **Permanent Address:**B-504 Saransh Ambience, Dr. Jivraj Mehta road, Vasna Ahmedabad 380007. Hereinafter called the "**Lessee/Tenant**" [which expression shall mean and include his heirs, legal representatives, administrators, assigns, executors and etc] of the Second Part:

**WITNESS AS FOLLOWS:**

Whereas **Mrs. PRIYADARSHINI SAHOO** is the Owner of the Premises at **Flat No. C2-802, Golden Palms Apartment, K. Narayanapura, Golden Palms road, Kothanur Post, Bangalore 560 077**, which are more fully described and Hereinafter called the "**Schedule Premises**" hereunder mentioned, whereas the Lessor has agreed to grant a rent of the said premises to the Lessee under the following terms and conditions.

**NOW THIS RENTAL AGREEMENT IT IS HEREBY AGREED BETWEEN PARTIES AS FOLLOWS:**

1. **DURATION:** The duration of the Lease shall be a period of **Thirty Six [36] Months**, effective from **10<sup>th</sup> Day of January, 2023 [10/01/2023]** is subject to renewal of **5%** increase on existing rent on every 11 Months completion of stay under mutually agreed terms and conditions by the Lessor.
2. **RENT:** The monthly rent payable by the Lessee to the Lessor for the Schedule Property shall be **Rs. 20,000/- [Rupees Twenty Thousand]** should be paid on or before 07<sup>th</sup> day of every English Calendar Month.
3. **DEPOSIT:** The Lessee have paid an amount of **Rs. 1,50,000/- [Rupees One Lakh and fifty thousand Only]** by way of Cash or cheque towards Security Deposit. This amount shall be refundable by the Lessor to the Lessee without any interest at the time of vacating the Premises.
4. **INTERNAL MAINTENANCE:** The Lessee shall maintain the Premises in a state of good order and condition and shall not cause any damages or disfigurement to the Premises therein always expecting fair wear and tear.
5. **ADDITIONS AND ALTERATIONS:** The Lessee shall not make any additions or alterations in the premises without written consent of Lessor.
6. **USER:** The Schedule Property shall be used by the Lessee for **Residential Purpose** only and Lessee shall not allow anyone in the Premises to stay apart from the Lessee alone.
7. **SUB-LEASE:** The Lessee shall not entitle or permitted to assign, underlet or sublet or part thereof or party with possession of the above described Premises or any part thereof to anybody whatsoever.

*Maulik*

*Priyadarshini Sahoo*

8. **ELECTRICITY AND OTHER CHARGES:** The Lessee should pay the Electricity consumption Charges as per the monthly bill to BESCOM Authority without fail and Lessee has agreed to pay Monthly Maintenance Charges as stipulated by Society. Painting charges will be deductible from security Deposit during vacating the premises.
9. **LIABLE FOR DAMAGES:** It is agreed that any damages caused by the Lessee in the Premises shall be made good by the Lessee promptly.
10. **TERMINATION OF THE LEASE:** Giving **One [1] Month** notice in writing may terminate this Rental Agreement by either party and Owner can give 1 Month notice to vacate the Premises depending on need basis.

**SCHEDULE PREMISES**

All that piece and parcel of the Premises at **Flat No. C2-802, Golden Palms Apartment, K. Narayanapura, Golden Palms road, Kothanur Post, Bangalore 560 077**, Consisting of RCC Roofed Flat with Two Bedrooms, One Hall, One Kitchen, Bathrooms/Toilets, Electricity and Water Facilities with Fittings and Fixtures.

**IN WITNESS WHEREOF** the parties have executed this Rental Agreement in the presence of the following witnesses of the day, month and year as first above mentioned.

1. Priyadarshini Sahoo  
LESSOR/OWNER  
Mrs. PRIYADARSHINI SAHOO

2. M. Shah  
LESSEE/TENANT  
Mr. Maulik Pradipkumar Shah

**WITNESSES:**

1. Anuradha ANURADHA CHUGH
2. Kiran KIRAN SAXENA